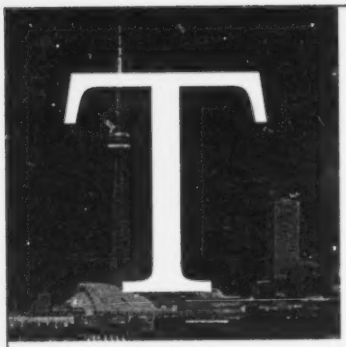

THE 2001 GTA RESIDENTIAL LAND INVENTORY SURVEY

Canada Mortgage and Housing Corporation
Ministry of Municipal Affairs and Housing

CMHC SCHL

Ontario

HOME TO CANADIANS
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104-02606/

HIGHLIGHTS OF THE 2001 GREATER TORONTO AREA RESIDENTIAL LAND INVENTORY SURVEY

- The inventory of lots in approved development plans consists of 69,115 (40%) single-detached houses, 26,505 (15.5%) row houses, 16,267 (9.4%) semi-detached houses and 59,007 (34.5%) apartment units.

- The overall inventory of lots remained relatively unchanged compared to the 2000 land inventory, for a total of 170,894 units in approved development plans. The supply of singles and semis were up 2% while rows and apartments fell marginally, by less than 2.5%.

- Across the GTA, the supply of all unit types appears to be in shorter supply than in previous years, however, for the most part, the 2001 supply still meets the three-year target established by the Provincial Policy Statement. The duration of supply is estimated at between 2.5 to 3.7 years for single-detached houses, 2.7 to 4.0 years for row houses and 2.0 to 3.1 years for semi-detached houses. The duration of supply for apartments continues to be more than adequate, ranging between 6.8 to 10.3 years.

- Tighter than average resale markets across the GTA, contained new home price increases, strong migration and job growth suggests that growth in residential construction should continue in 2002, albeit at a slower rate. Growth in multiple construction (semi, row and apartments) should lead the way with residential starts rising to over 47,000 units in 2002.

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Introduction

The Greater Toronto Area (GTA) Residential Land Inventory survey is a collaborative effort of regional and local municipalities in the GTA, the Urban Development Institute, Canada Mortgage and Housing Corporation (CMHC), the Ministry of Municipal Affairs and Housing (MMAH) and PMA Brethour. The 2001 survey is the seventh edition of the land inventory report. It was conducted during the first quarter of 2001 and collects information on the number of lots in active development applications. Previous surveys were completed in 1994, 1995, 1996, 1997,1998 and 2000. No survey was completed in 1999.

Survey Methodology

The survey gathers information on the number of housing units in active development applications. Local municipalities are the principal respondents to the survey. Regional municipalities compile the information and verify the data against regional data sources. Information recorded in the survey is based on municipal records as of January 1, 2001. Appendix I contains a detailed overview of the survey methodology.

Units in Development Applications

For each development application, municipalities identified the number and type of housing units proposed for development. This information was placed in one of four stages of development approval, based on development approvals received as of January 1, 2001.

The four stages of development approval are defined below:

Stage 1: Captures applications that have received council adopted official plan amendments (OPA), but which still require additional final OPA approvals from the regional approval authority.

Stage 2: Captures applications waiting for zoning amendments and plan of subdivision approvals.

Stage 3: Captures applications proceeding through site plan control and some plans of condominiums, depending on whether building permits have been issued for all or some of the units

Stage 4: Captures units in approved development plans, for which no building permits have been issued.

The survey uses five house type categories. These are single detached, semi-detached, rowhouses, other multiples and apartments. For the purpose of survey analysis, other multiples and apartments are combined.

A development application is included in the survey if it results in a net gain of 3 or more housing units. As a result, new supply achieved through small infill housing projects, including the development of accessory units within existing structures, is not captured in the survey. In addition, projects which can be developed as-of-right without obtaining planning approvals covered in the survey (eg: some residential conversion projects) are not captured in the inventory.

The intent of the survey is to collect information on active development applications. Municipalities are asked to exclude from the survey any development proposals that have not been active for five years (since January 1, 1996). For example, a development application would be excluded from the survey if:

- all planning approvals were received prior to January 1, 1996, and building permits have yet to be issued; or

- further planning approvals are required but there has not been any activity with respect to these approvals since January 1, 1996.

GTA ECONOMIC OUTLOOK

(While the survey methodology is discussed elsewhere, it is important to note here that the 2001 GTA Land Inventory Survey is based on municipal records as of January 1, 2001. The survey is, therefore, a "snapshot" of development application information at the beginning of 2001. As a result, the discussion on the economic outlook for the GTA which follows is intended to provide the reader with the economic outlook at the time of the survey. It is within this context that the reader should approach the GTA Economic Outlook which follows.)

The duration of lot supply depends on the state of housing market demand. Factors such as the state of the economy and demographics impact demand. Over the short term, employment conditions and interest rates override any other influence on the housing market while migration and demographic projections have more longer term implications.

Employment

US consumer, business spending slows

A softening in US equity markets over the last half of 2000 triggered a negative wealth effect and decline in US confidence. A drop in consumer/business spending ensued, leading to a buildup of US inventories in Q4 2000, especially in auto and high tech areas. This led to a decline in US industrial production and a subsequent inventory correction, resulting in job cutting. Given that roughly half of all American households were committed in some way to US equity markets, the US economy felt the pinch much more rapidly. With over 80% of Ontario exports destined for the US market, Ontario finally caught the US cold shedding over 40,000 jobs in Feb. 2001 on a seasonally adjusted basis.

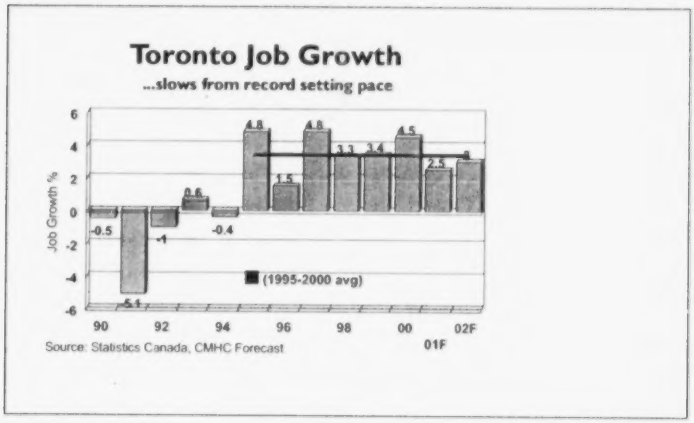
Toronto`s labour market remains resilient

Buildup of inventories/slower sales was also most notable in Toronto`s local economy, namely in a few key sectors. Local high-tech and auto manufacturers (ie. Nortel, Chrysler, Ford) announced a number of layoffs, mostly in response to weakening business/consumer spending in late 2000. This triggered a dip in Toronto`s help wanted index in the first quarter of 2001, a leading indicator of weaker hiring intentions to come for most of 2001. However, Toronto`s well diversified economy driven by financial, high tech, retail trade, manufacturing and technical service sectors suggests Toronto may be in a better position to weather the storm

In addition, housing consumption decisions represent a long term commitment of capital and as such are decisions most often impacted by gains/losses in full time employment. Levels of full time employment in Toronto have been trending up with few if any interruptions since the last recession. In fact, full time employment for the prime home buying public aged 25-34 has been quite healthy despite recent US economic weakness. This would suggest that local Toronto employers are refraining from parting with long term labor, betting that a local economic slowdown may only be short-lived.

Having said that, rates of Toronto job growth witnessed during the dot.com years are also clearly behind us. Between the period of 1995-2000, the Toronto economy pumped out well over 400,000 jobs. Nearly 50% of that job growth took place over the high tech boom years of 1999-2000. This resulted in job growth of over 4.5% in 2000, strongly above the average rate

of 3.5% in the latter part of the 90s. The over-investment by businesses in machinery/technology and output has led to an inventory bubble which is expected to be drawn down for the remaining part of 2001 and into 2002. As industrial production slows, so will demand for resources used in the production process. Consequently, CMHC expects slower job growth in the range of 2.5%- 3.0% over 2001 and 2002, translating to average annual job growth of 70,000 jobs. Retail trade, construction and public education/health related sectors should lead on the hiring front while technology related industries will be more of a laggard in terms of job performance.



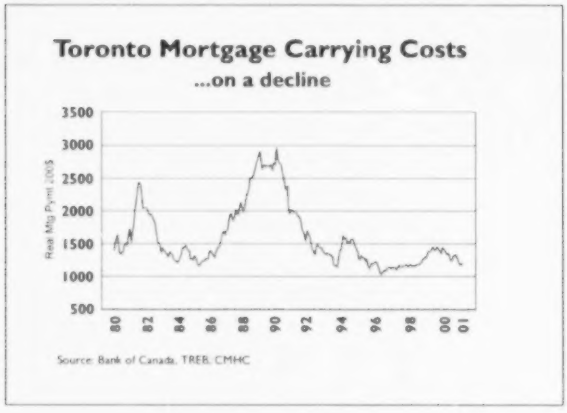
Interest Rates

The threat of a more severe economic downturn has kept the US Fed on alert moving into 2001. Aggressive Fed easing has been used to stimulate consumer spending after US economic performance has suggested flat growth in Q1 2001. The Fed put its foot on the accelerator earl, in 2002 dropping overnight rates by 100 basis points in January followed by a 50 basis point reduction in March. Will the Bank of Canada continue to match these increases? Although the consensus supports arguments against matching due in part to a weakening loonie, it seems clear that weakening Canadian employment is of greater concern. Hence the Bank of Canada is expected to match the Fed point for point at least until the first half of this year. Much of this thinking is being driven by sagging manufacturing exports by Central Canada to the US, suggesting weakness south of the border may be spreading.

Bond markets indicate the direction of longer term interest rates. The yield curve has steepened, indicating eventual growth in the real economy. However, until a full fledged recovery is underway, interest rates should remain stable to low as oil and gas prices moderate from earlier highs. This should lessen the impact of energy prices on inflation. In addition, bank spreads on lending over and above financing costs continue to remain excessive in a period of slower growth. Major lenders are expected to remain competitive by either offering deep discounts or by cutting mortgage rates altogether.

The outlook for mortgage rates remains favorable, helping improve affordability throughout 2001 and the first part of 2002 According to our base scenario, the one, three and five year rate should range in the 6.25 - 7.25, 6.50-7.50 and 7.00-7.50 percent respectively over the next

12-15 months. Mortgage rates could move lower if the manufacturing sector weakens further, consumer spending weakness intensifies and proposed tax cuts prove insufficient in strengthening domestic demand. Alternatively, rates could fall less than our base scenario if the dollar faces significant downward pressure, consumer prices escalate or the economy regains too much momentum.



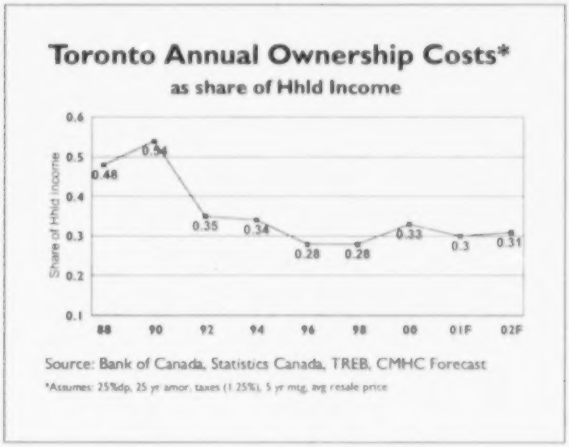
Homeownership Costs

Recent CMHC research has indicated that for every 100 basis point (1%) decline in borrowing rates, Toronto resale housing volumes have historically increased by approximately 5000 units. Typically, new home demand lags by a few months thereafter. Not surprisingly, it suggests that among other things, housing demand is quite sensitive to changes in mortgage rates. Carrying costs are however a function of home prices as well. Since the mid 90s, the decision to buy has been driven by the decision to own--unlike the period of the late 80s. Improved demand has helped sustain a healthy uptrend in Toronto real estate prices.

Most recently, an indicator of improved homeownership prospects in the Toronto area is the rise in the share of first time buyers. Since 1999, the pool of first time buyers has grown from 60% to a projected 70%-75% for the 2001/2002 housing market. Many renter households have indicated the desire to build equity in the face of declining mortgage costs while rental rates continue escalating. For example, assuming a 2001 purchase is made of a modest condo apartment amortized over 25 years with a 10% downpayment, this would require a household income of over $41,000 to finance (taxes, utilities excluded) Alternatively, the monthly carrying cost of an average rental unit wasn`t too far behind requiring an annual income of just shy of $36,000. Given that prospective homebuyers would pay an extra $4,000-$5000 annually to build equity makes the argument of homeownership more plausible.

Despite a projected increase in local housing prices, CMHC`s outlook for mortgage carrying costs remains favorable. A projected increase in supply from both the resale and new home markets should temper price increases. Alternatively, improved income prospects coupled with moderating interest costs will help reduce the burden of homeownership costs on household income in 2001. While much of the same is expected for 2002, look for increased

momentum in the local economy to cause rates to edge upward halting declines in Toronto homeownership costs.



Demographics

Immigration continues strong in 2001

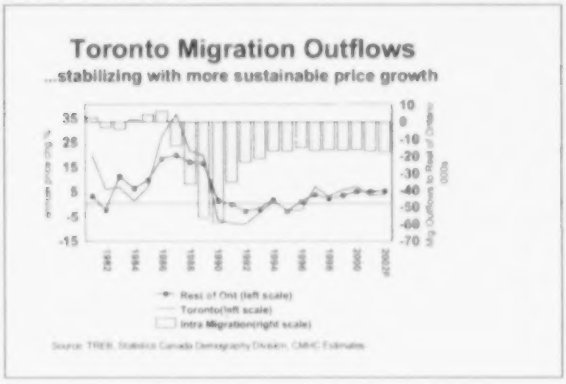
Housing demand is driven by people. Migration has and should continue to explain the lion`s share of Toronto population growth. Net immigration into Toronto is driving migration trends and is feeding into current and future housing demand. Immigrants typically jump into homeownership after having been established in Canada for some time and accumulated a downpayment on a home. Canadian immigration has increased substantially since 1998 and preliminary 2001 numbers suggest immigration will surpass Immigration Canada`s 225,000 target by a healthy margin. Ontario, with its reputation as the financial and manufacturing heart of Canada will absorb the largest share of new arrivals. Given Toronto`s ethnic and economic diversity, it should continue to absorb over half of these Ontario volumes. Preliminary Ontario immigration data to date shows year to date immigration up by almost a third over the same period in 2000. It is projected that Toronto immigration levels should remain healthy over the 2001-2002 period.

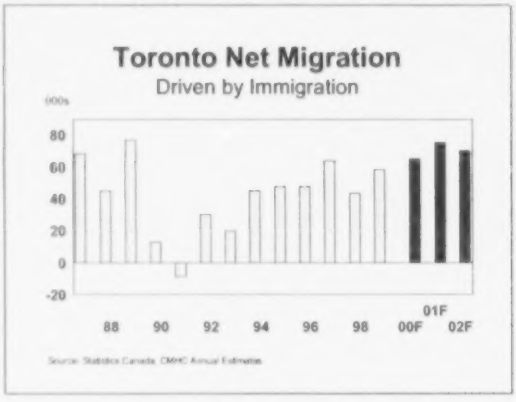
Uptick in Toronto Resale Prices Sustainable.....this time

The late 80s revealed huge price differences between an average single family home in Toronto vs a home in the rest of Ontario, reaching a peak of $145,000. Very few people were able to meet their housing needs in the expensive Toronto market, encouraging many to migrate to other Ontario centers like the Oshawa CMA, Barrie and Hamilton. With few alternatives available on the new home front, huge migration outflows ensued resulting in a correction in Toronto housing prices during the early 90s.

Double digit average price increases are a thing of the past with Toronto home prices, most recently, rising at par with real estate across the rest of Ontario. With prices growing at a more sustainable pace and a "buy to own" philosophy prevailing, migration outflows are also expected to stabilize from significant swings witnessed during the last boom--bust cycle. Price differences between Toronto and other Ontario centers have been well behaved and aren't expected to reach levels similar to those in the late 80s.

Consequently, after hitting a near record 75,000 net migrants in 2001, in-migration will level off to a still healthy 70,000 people in 2002. Both slowing immigration and migration flows from the rest of Canada should temper advances for 2002.





Household Formation

Toronto area population growth in line with household formation estimates

Housing demand fed by household formation, is not only driven by headship rates (ie. rate at which households are formed) but also by population growth. According to 2001 census data, while Canada's population grew by only 4% since 1996--the slowest pace vs the recent past, the Golden Horseshoe was one of the fastest growing areas across Canada. The Toronto area is a big part of that growth registering population increases of nearly 10% over the same period, exceeding both provincial and national growth. Ethnic diversity and job opportunities locally no doubt have acted as a magnet. To quantify this, Toronto's population grew by 450,000 in five years. Using an estimated household size of 2.8 persons per Toronto household suggests an estimated 160,000 households created over a 5 year period or a preliminary estimate of an average of 32,000 households annually. This is well above the 27,500 annual households created between '91-'96 census period but in line with our estimates of 35,000 annual household growth projected in our previous survey. The implication to housing construction is that Toronto household formation was running above annual housing starts levels especially during the early part of the current housing cycle. It was not until the 99-01 period where housing starts entered a catch-up phase. This may suggest that housing starts are expected to grow more modestly over the next five years in line with rising housing prices, an aging population base and slower growth in household formation.

Population Growth by Region Favors 905 areas

Recent 2001 Census Data reveals that suburban Toronto inclusive of Peel, York, Halton and Durham regions grew by 17%, over four times the growth of the New City of Toronto. Decentralization of job opportunities and more diverse, modestly priced product choice has continued to shift population into the neighboring regions. As the profile of future supply shifts towards low density housing, 905 areas will again be home to stronger population growth and stronger land absorptions.

BACKGROUND - HEADSHIP RATES AND HOUSEHOLD FORMATION

One of the key factors in demographic analysis is the "headship rate", or rate of household formation. A headship rate is the number of households divided by the population, and is calculated for different age groups. Not unexpectedly, headship rates are lower for younger groups, and highest for groups in the "prime working ages".

The calculation of headship rates is an integral part of forecasting long term housing demand. In order to predict demand, the housing market analyst develops projections of future populations and headship rates to estimate how many households will be formed. Past volatility of headship rates and uncertainty about the key variables affecting future household formation (e.g. the job situation and housing costs) may skew the analyst's calculations. Forecasting long-term housing demand is one of the most difficult tasks facing the analyst.

Outlook for Housing Demand

Housing starts in the GTA set a decade record in 1999 & 2000, although fell short of the historical record of over 51,000 housing starts in 1987. Prospects of a more pronounced economic fallout should keep borrowing costs low and offset some of the drag from weaker job markets in 2001/2002. Tight resale markets should help sustain new home demand over the next few years. Despite showing some softening, leading economic and demographic indicators remain healthy. The lagging impact of job growth, consumer confidence and in-migration should trigger more residential construction over the next few years with the more affordable condo apartment market segment leading the way. **While residential starts grew by over 10% in 2000, growth should continue, albeit at a slower rate in 2001 and 2002.**

Housing Starts in the Greater Toronto Area

Housing Starts in the GTA

	1998	1999	2000	2001	2002F
Singles	14,220	17,584	19,474	19,147	19,797
Mutiples	14,643	20,957	23,087	25,473	27,346
Ownership	14,464	20,461	22684	43,642	45,925
rental-private	179	496	403	978	1,218
rental assisted	0	0	0	0	0
Total Starts	28,863	38,541	42,561	44,620	47,143

Source: CMHC

Absorption Scenarios

The potential duration of the lot inventory, presented in the survey results section, is based on three absorption scenarios. For simplicity, these scenarios are referred to as A, B, and C.

Scenario A - This annual absorption rate is based on actual demand, using the average annual number of building permits issued by unit type during 1999 and 2000.

Scenario A

	Singles	Semis	Rows	Apts	Total
Durham	3,013	536	531	228	4,308
Halton	2,158	256	966	1,147	4,527
City of Toronto	1,093	466	761	2,788	5,108
Peel	4,672	2,382	1,717	675	9,446
York	7,779	1,693	2,606	918	12,986
GTA	18,705	5,333	6,581	5,756	36,375

Source: Statistics Canada

Scenario B - This scenario inflates scenario A by 50%.

Scenario B

	Singles	Semis	Rows	Apts	Total
Durham	4,521	805	799	343	6,468
Halton	3,238	385	1,450	1,721	6,794
City of Toronto	1,641	700	1,143	4,183	7,667
Peel	7,009	3,574	2,597	1,014	14,194
York	11,670	2,541	3,910	1,379	19,500
GTA	28,079	8,005	9,899	8,640	54,623

Source: Statistics Canada

Scenario C - The historical data consists of 5 year annual average building permits issued for different residential unit types (1996-2000) . This information is then used to extrapolate longer term absorption patterns.

Scenario C

	Singles	Semis	Rows	Apts	Total
Durham	2,572	448	477	152	3,649
Halton	1,868	195	852	637	3,552
City of Toronto	1,119	371	1,075	3,229	5,794
Peel	4,239	1,958	1,629	507	8,333
York	6,104	1,187	2,121	526	9,938
GTA	**15,902**	**4,159**	**6,154**	**5,051**	**31,266**

Source: Statistics Canada

The reader will note that in scenario C, demand in most cases is lower than in scenarios A and B when we look at average permits issued. Intuitively it can be explained as follows. Scenario C is a long term historical view of permit activity across the GTA. Given weaknesses in the local economy in the first half of this decade, it is not surprising that construction activity under the latter method was lagging our absorption numbers under scenarios A and B. This subsequently explains the more generous duration of supply conditions predicted by scenario C.

These scenarios are not intended to be seen as forecasts of actual housing demand. They represent three possible outcomes for future housing demand. Every reader will have a different view of the future. The scenarios presented here cover a wide range of possibilities and it is most likely that future demand will fall somewhere within that range.

Survey Results

The GTA Residential Land Inventory survey gathers information on the number of lots in active development applications. The information is based on municipal records as of January 1, 2001.

As mentioned in the introduction, the survey methodology tracks lots in development applications by lot type and development approvals. In this analysis, lots have been categorized into four groups: singles, semis, row houses and apartments. The apartment category includes units that were recorded as "Other Multiples" in the survey. Other Multiples includes grade related dwellings such as some link homes (more than 3 homes linked), duplexes and stacked townhouses.

The maintenance of a strong inventory of lots available for development in the GTA plays an important role in ensuring a healthy and properly functioning housing market. A strong inventory of lots of all types helps ensure that:

- Consumers have product choice when looking to purchase new homes;

- Development can proceed in a timely fashion with the ensuing economic benefits of more jobs and consumer confidence; and

- Upward pressure on land prices and house prices is moderated during periods of increasing demand for new housing.

The importance of planning for a healthy lot supply is demonstrated in the Provincial Policy Statement which requires that municipalities maintain at least a three year supply of each unit type in draft approved and registered plans of subdivision. This policy provides a useful measure for monitoring the supply of lots in the GTA. Furthermore, the active participation of municipalities, UDI, CMHC, the Province and our new partner PMA Brethour in the development of this survey, suggests a general recognition of the value of this information.

The discussion of the survey results in this report is intended to reflect lots that are ready for development. This includes lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval. In the discussions that follow, these plans are referred to as "approved development plans". The supply of lots in plans at earlier stages of development approval (eg: plans waiting for draft approval, rezoning etc.) will also be discussed, since these proposed lots will play an important role in the lot inventory in the years to come. For simplicity, these lots are called "additional supply".

As discussed in the previous section, the duration of the lot inventory is estimated using three absorption scenarios. Detailed survey results tables contained in Appendix III illustrate the potential duration of the lot inventory by lot type for each absorption scenario. The discussion of the survey results presented below will focus on absorption scenarios A and B. These scenarios capture both current market conditions, and the prospect for an improving housing market over the next few years. To illustrate this point, CMHC's 2002 forecast of housing starts in the GTA is approximately 47,000 units. Scenario A assumes an annual housing absorption rate of roughly 36,000units, while scenario B assumes an absorption rate of approximately 55,000 units. Information on the lot inventory using scenario C is presented in Appendix III.

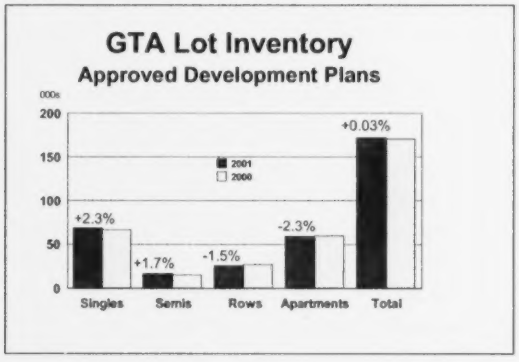
In addition, comparisons made in this report between the 2000 and 2001 survey results are based on the inclusion of 19,616 housing units in approved development plans and 20,082 lots in additional supply not reported in the results for the City of Mississauga in the 2000 survey. In order to provide a more accurate estimate of the actual changes occurring in lot inventory between 2000 and 2001, the following analysis and the actual 2001 survey results reflect this correction in Mississauga and Peel Region's land supplies and the land supply for the whole GTA.

GTA Summary

Total land supply in the GTA increased by 49 lots (0.03%) in 2001, for a total of 170,894 units in approved development plans. This increase would be an improvement over the 2000 survey, which indicated a 6.2% decrease in land supply over 1998 levels.

Singles and apartments continue to be the largest inventory of supply across the GTA representing 40% and 35% of total supply, respectively. At 75% of total supply in 2001, singles and apartments have remained the predominant land supply source in the GTA since this survey was started in 1994. Since 1998, semis and row houses have consistently comprised about 25% of the GTA's overall supply in approved development plans.

In 2001, there were 69,115 lots for singles in approved development plans, an increase of 1,551 (2.3%) over the number of singles in the 2000 survey. While only adding 266 lots, semis experienced a 1.7% increase over the 2000 survey results with a total of 16,267 lots in approved development plans. Rows decreased slightly by 401 lots (1.5%) compared to the 2000 survey, dropping to 26,505 units. With the exception of York Region, which saw a decrease of 7,500 units, all regions in the GTA experienced an increase in the total land supply in 2001, compared to 2000.



Toronto and Peel Region make up approximately 80% of the total supply of land for apartments in the GTA. The City contributes approximately 10 percentage points more to this supply than the Region, with about 44% of the GTA's apartment supply. When it comes to singles, York Region led the way in 2001, with 38.4% of the GTA's supply. This was followed by Durham (26.6%) and Peel (25.7%).

GTA Lot Inventory in Approved Development Plans

GTA (lots)	2000	2001	Net Change	% Change
Singles	67,564	69,115	+1,551	+2.3%
Semis	16,001	16,267	+266	+1.7%
Rows	26,906	26,505	-401	-1.5%
Apartments	60,374	59,007	-1367	-2.3%
Totals	**170,845**	**170,894**	**+49**	**+0.03%**

Supply of all housing types is estimated to be within the three-year target at between 3.1 years and 4.7 years for the GTA in 2001. This supply is slightly below the 2000 survey results which showed supply between 3.6 and 5.4 years. The greatest supply to be found was in Durham Region, with between 4.9 and 7.4 years of total land supply. By comparison, Halton Region had the tightest supply with an estimated 1.6 to 2.4 years of supply.

Across the GTA, singles ranged between 2.5 and 3.7 years (down slightly compared to 2000); semis were tighter in supply between 2.0 and 3.1 years (down slightly from 2000) and rows were also down slightly in 2001 to between 2.7 and 4.0 years in duration. As in previous years, the supply of apartments held the GTA's land supply above the three-year provincial target. Apartment unit duration of supply was between 6.8 and 10.3 years in 2001.

Land in "additional supply" totaled 107,400 units. This is a 10,825 unit or 9% drop from 2000 when 118,225 units were tracked in the earliest stages of the approvals process. The biggest decreases were found in semi and row housing types with 25% and 18% decreases, respectively. This was followed by apartments, which decreased by 16%. The decrease in the number of semis, which make up the smallest portion of additional supply, is partly offset by the gain in approved development plans for this housing category. Singles, which make up 51% of units in additional supply, increased by 2% over the 2000 survey.

GTA Lot Inventory in Approved Development Plans & Additional Supply, 2001

GTA (lots)	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	69,115	40.1%	54,374	50.6%
Semis	16,267	9.4%	7,785	7.2%
Rows	26,505	15.5%	16,365	15.2%
Apartments	59,007	34.5%	28,876	26.9%
Totals	**170,894**	**100%**	**107,400**	**100%**

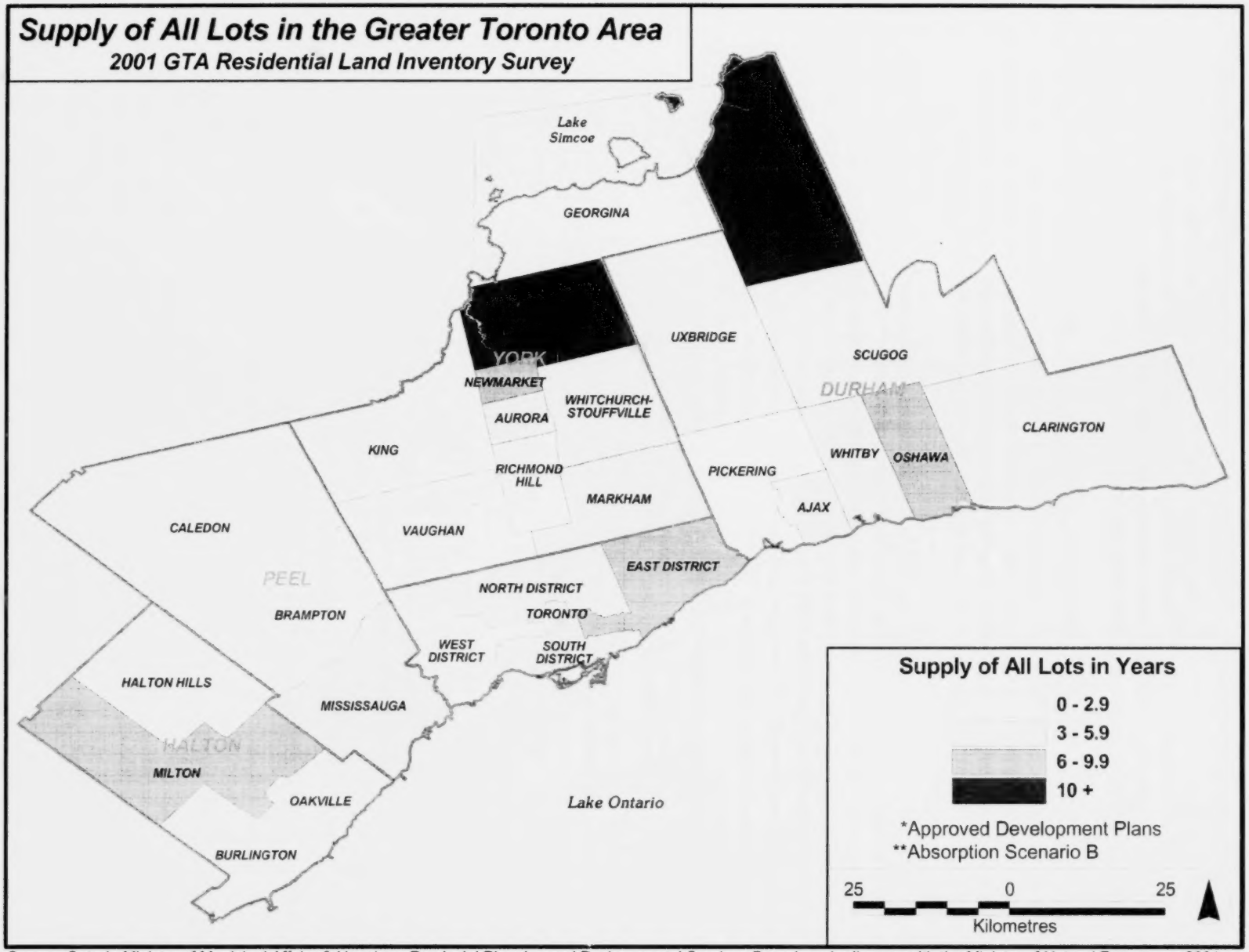
While residential construction continues to be strong, there is evidence, based on the results of the survey for both short and long-term supply streams, that the current stock of approved lots and additional supply should be able to meet consumer demand and housing supply needs. The tightening duration of supply bears close monitoring by municipalities. This is especially important for additional supply, which has seen consistent reductions since the 1997 survey.

GTA Lot Supply 1994-2001

Year	*Additional Supply*	*Approved Development Plans*	*Total Units in the Development Approval Process*
1994	**47,716**	**157,285**	**205,001**
1995	**74,293**	**142,335**	**216,628**
1996	**160,318**	**156,738**	**317,056**
1997	**163,336**	**162,469**	**325,805**
1998	**133,834**	**182,166**	**316,000**
2000	**118,225**	**170,845**	**289,070**
2001	**107,400**	**170,894**	**278,294**

Supply of All Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



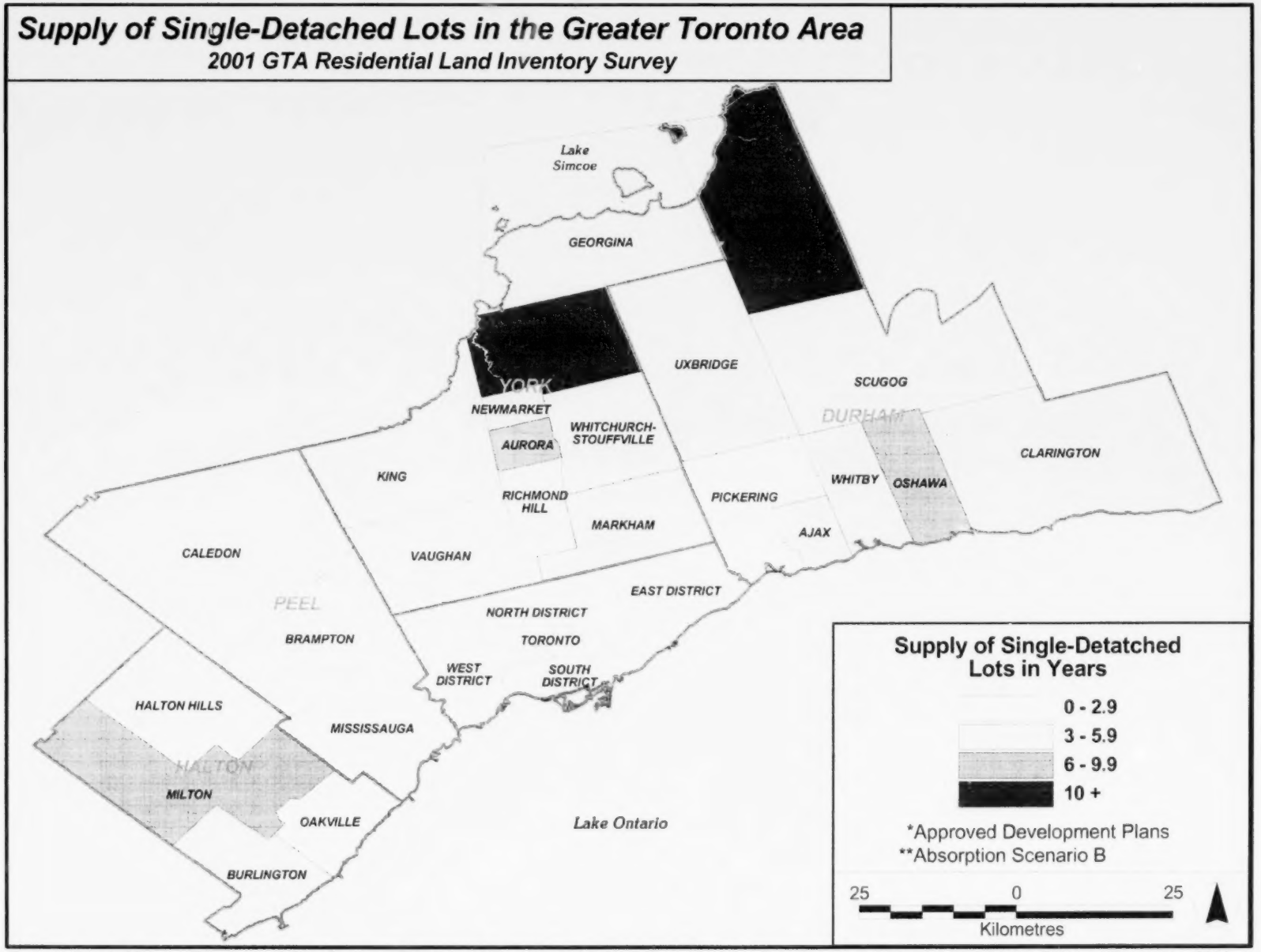
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

Supply of Single-Detached Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



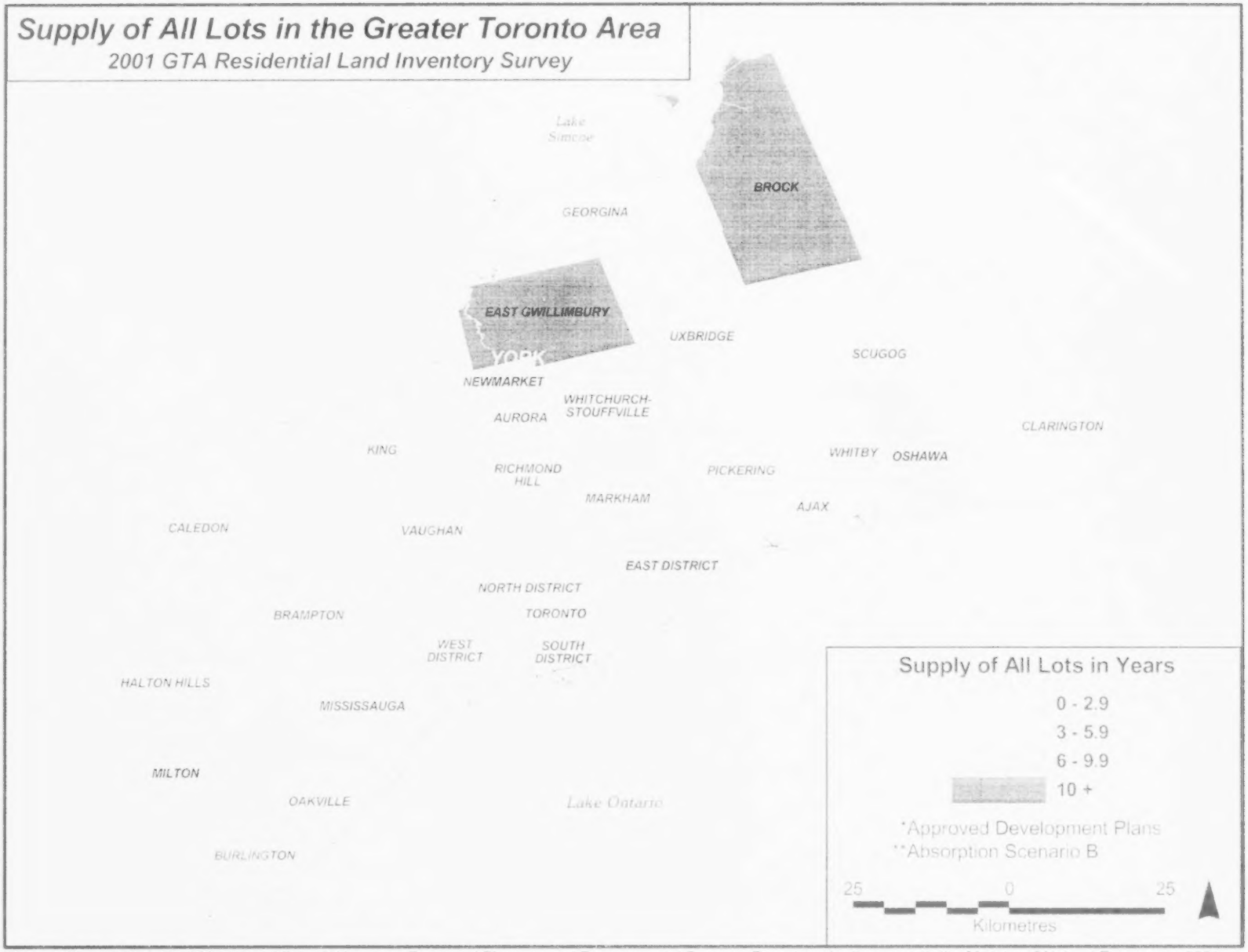
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

Supply of All Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



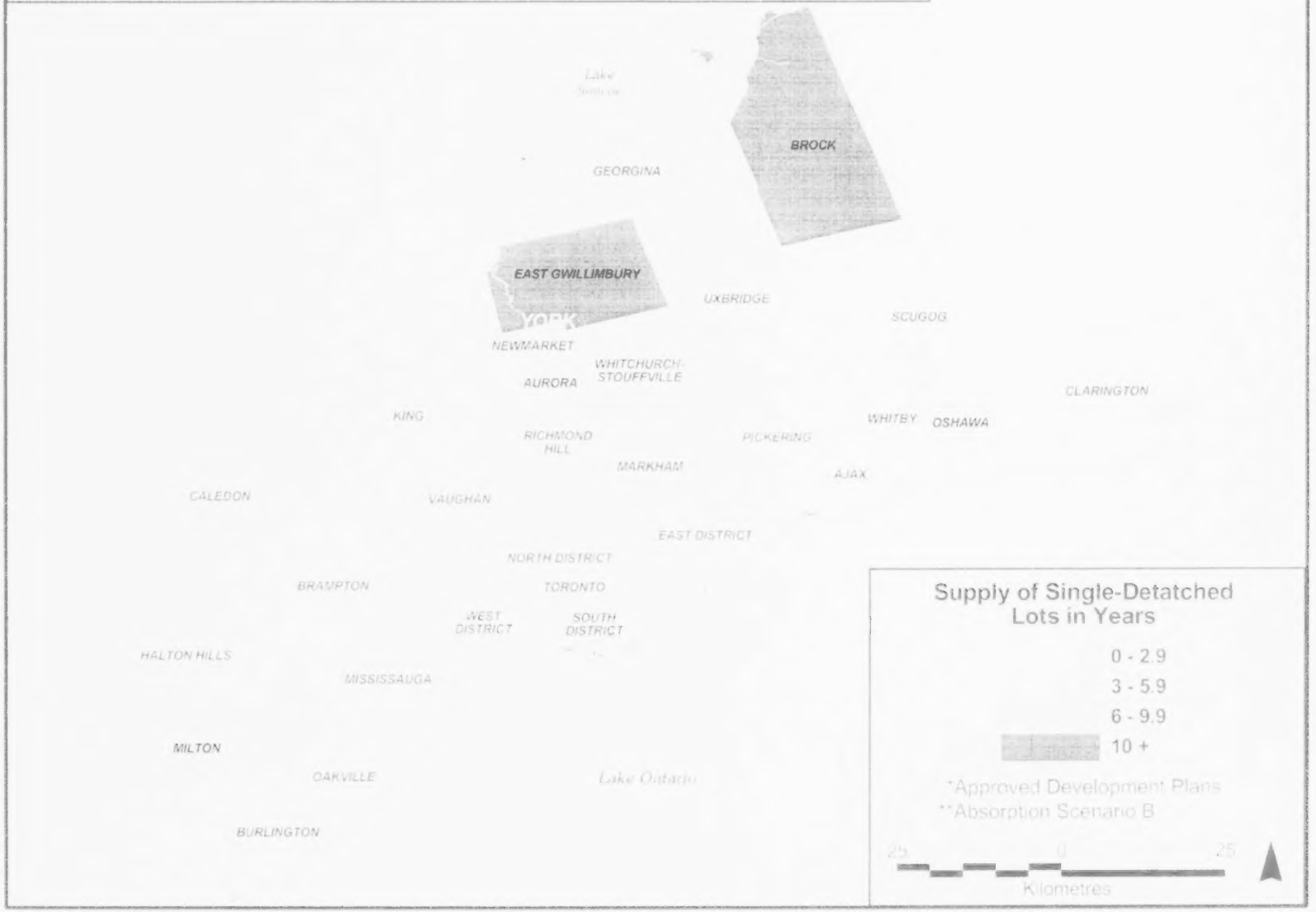
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 5% over the average annual demand during 1991 and 2000.

Supply of Single-Detached Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



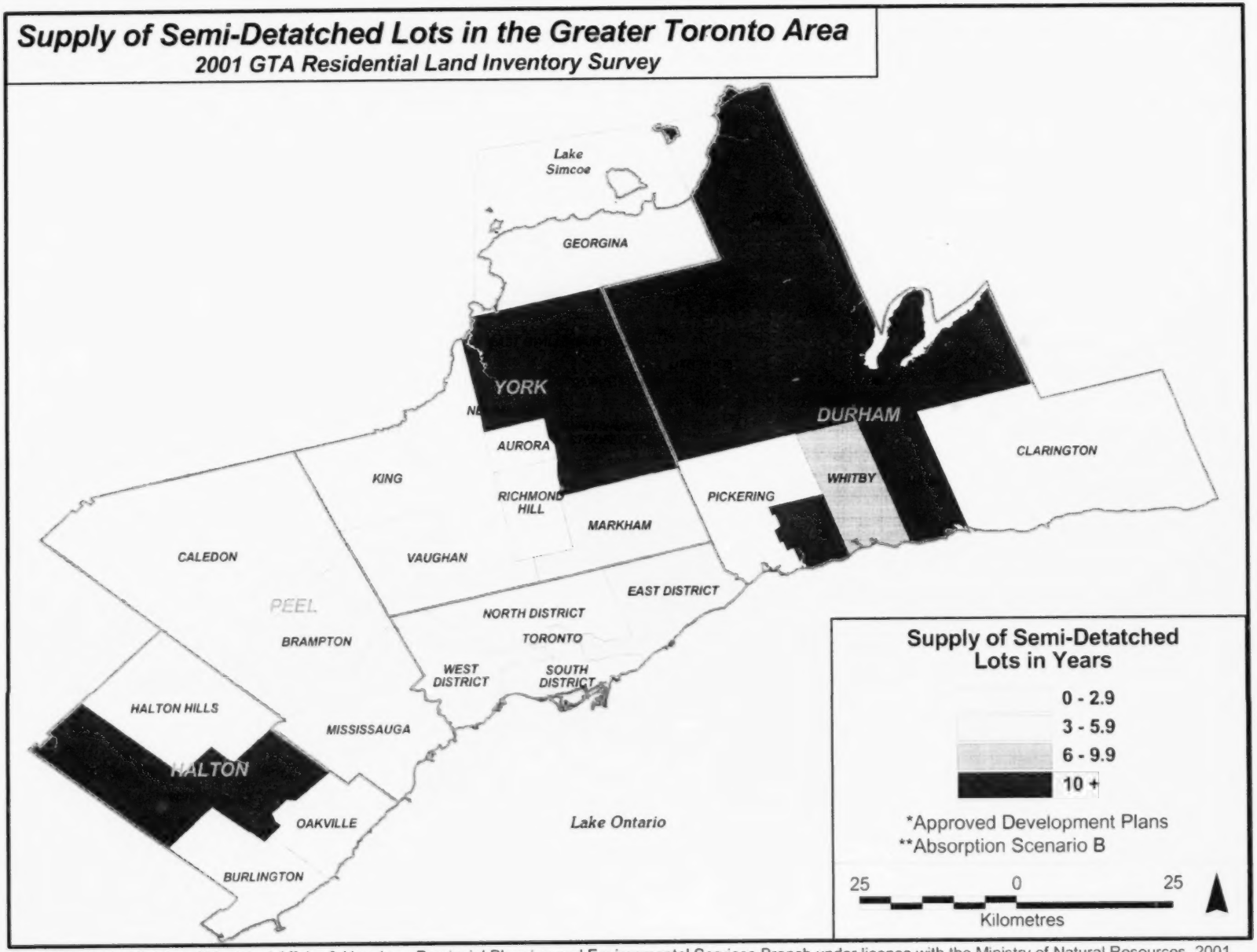
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

Supply of Semi-Detatched Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



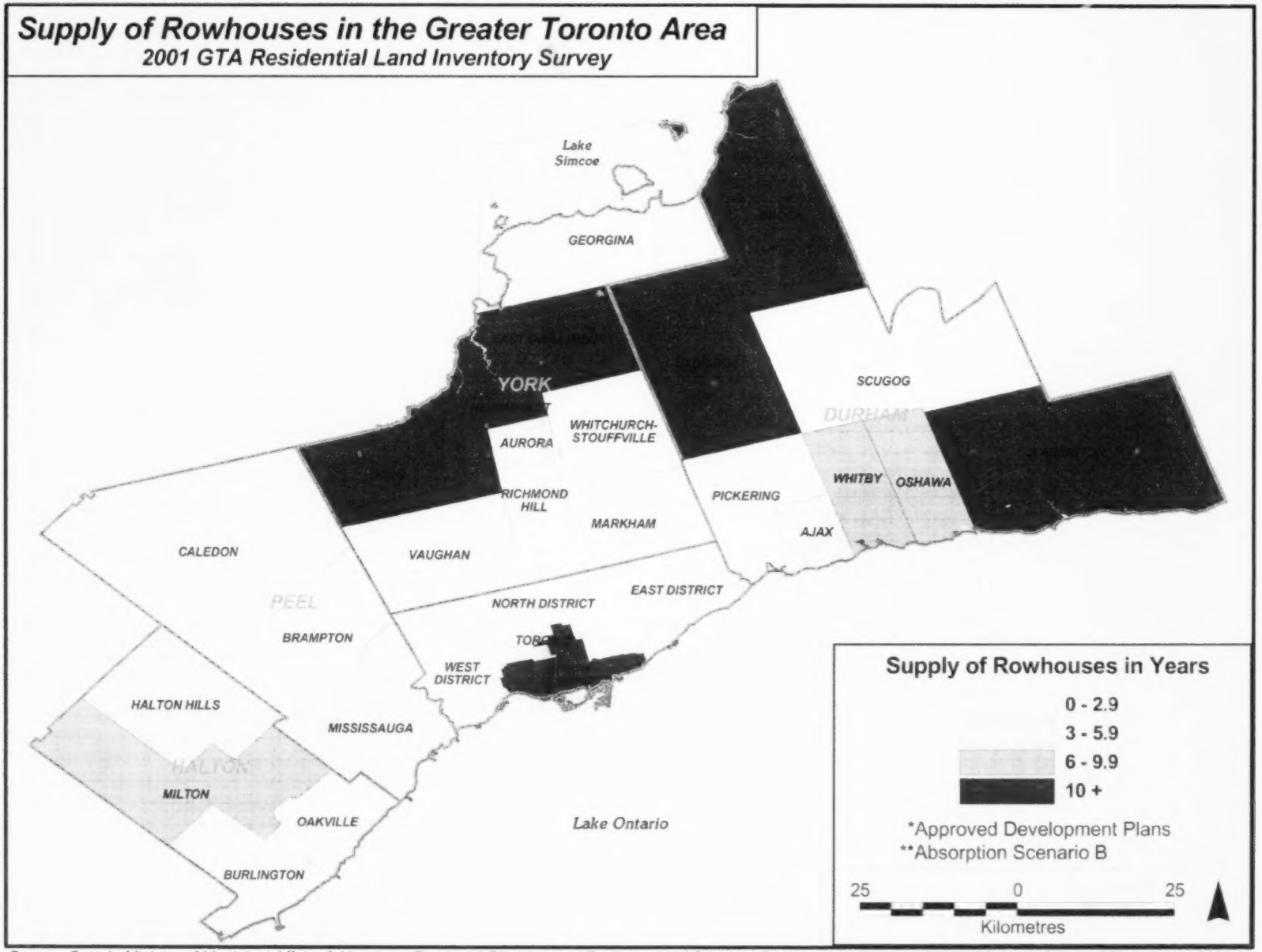
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

Supply of Rowhouses in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



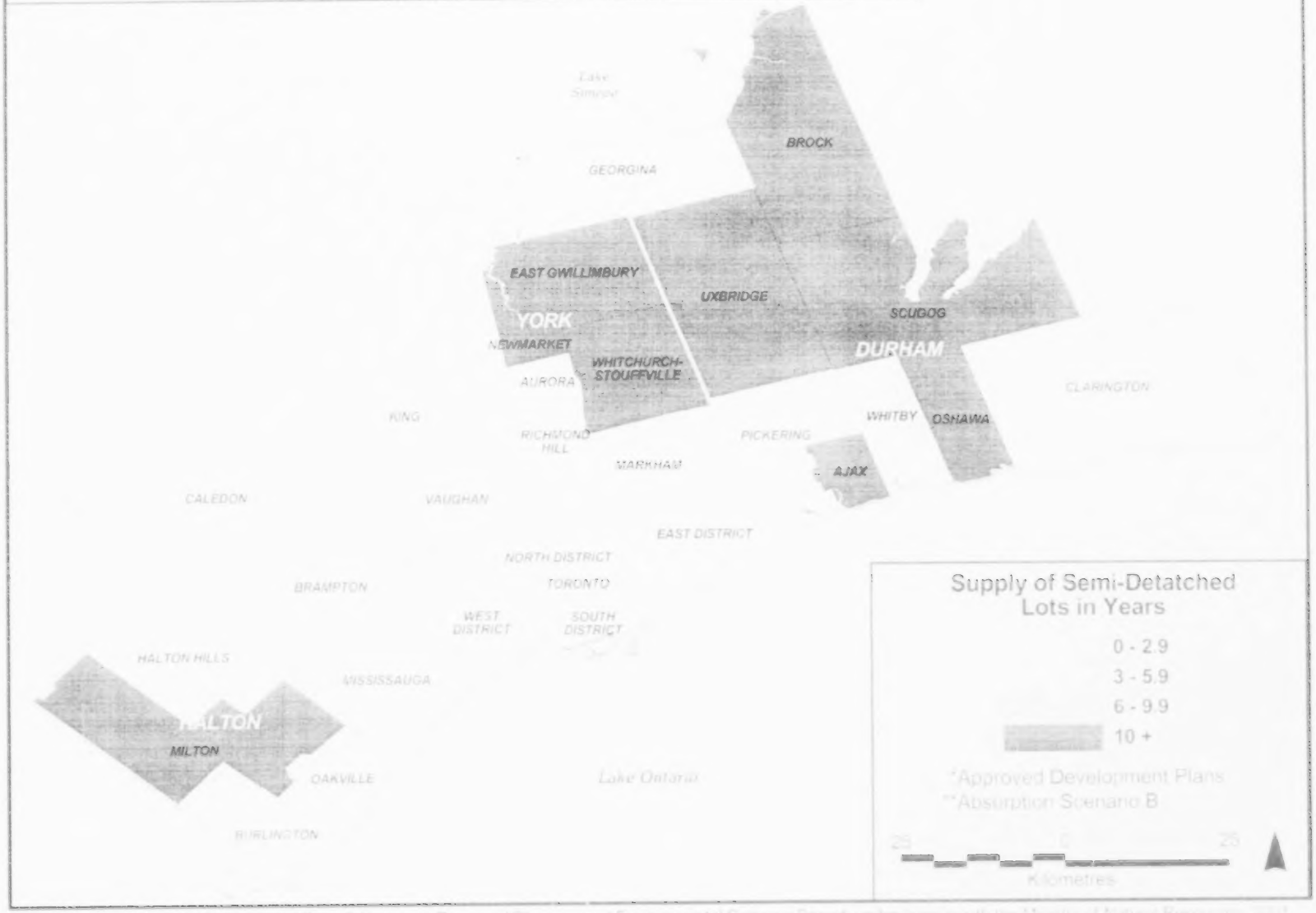
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

Supply of Semi-Detatched Lots in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



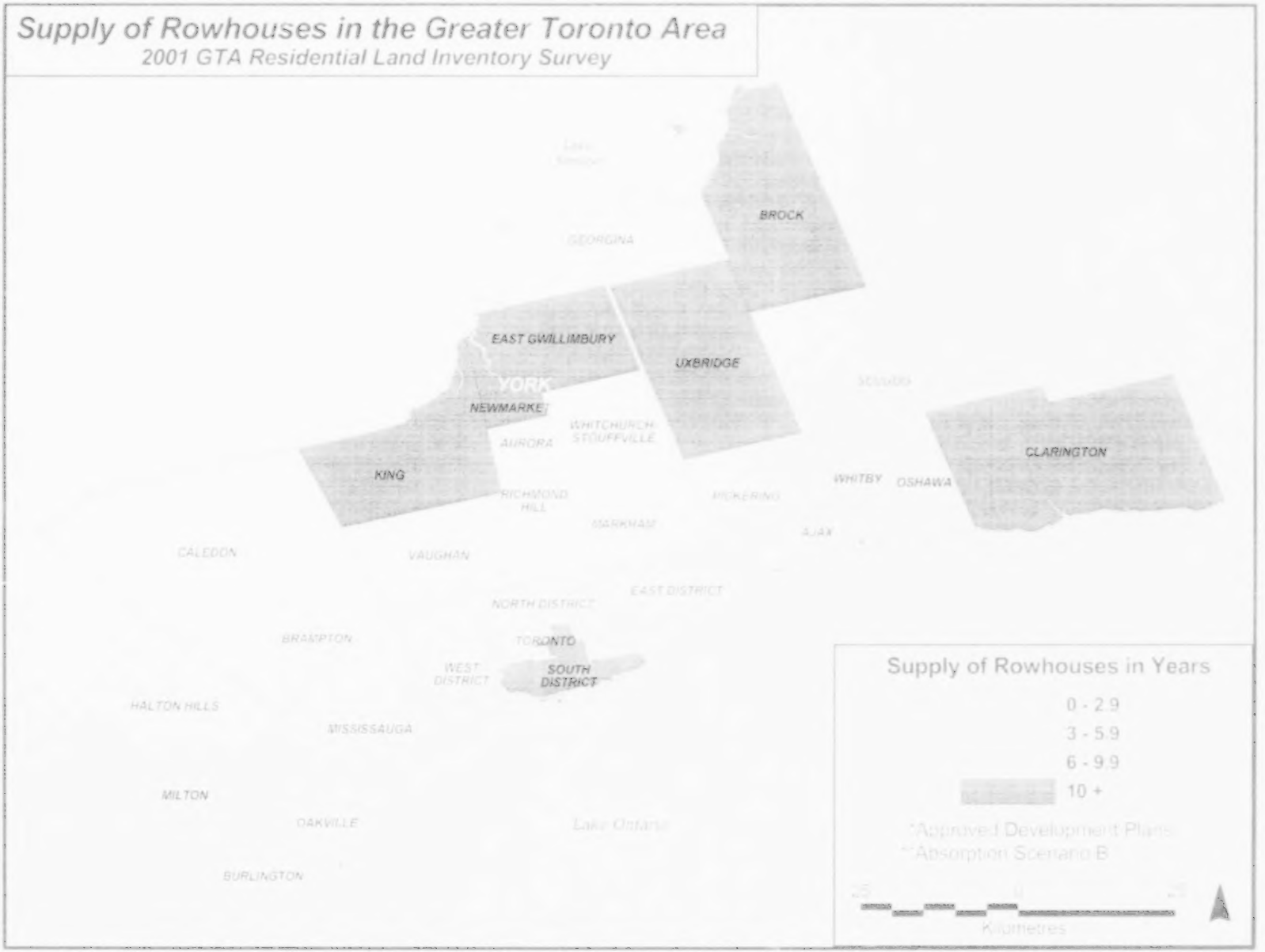
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch (under contract with the Ministry of Natural Resources), 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other developments that are still in the approval or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will be raised by rising growth in employment and income over the forecast

Supply of Rowhouses in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



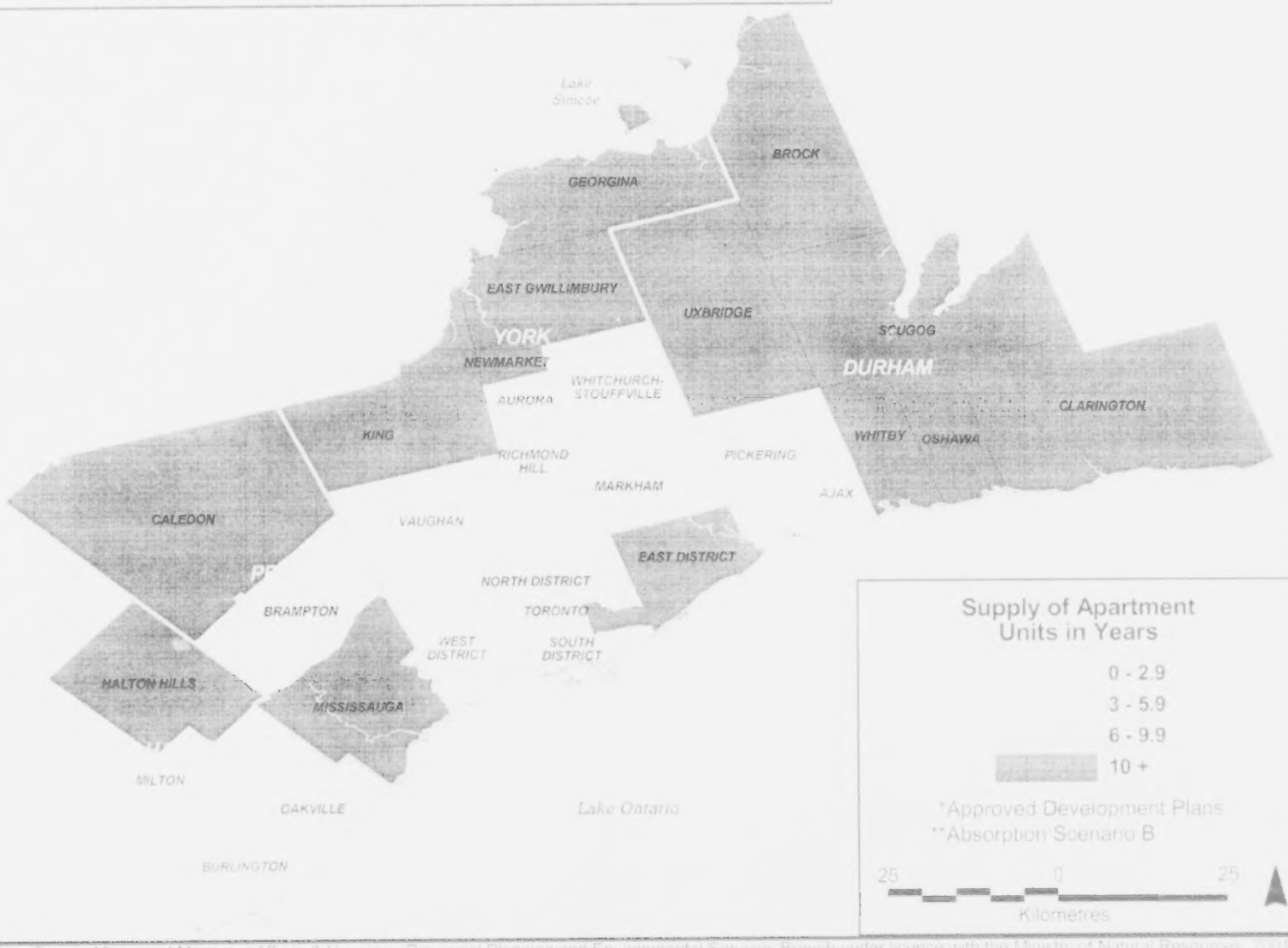
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under agreement with the Ministry of Natural Resources, 2002

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 30% over the 10 year average annual demand during 1996 and 2001.

Supply of Apartment Units in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



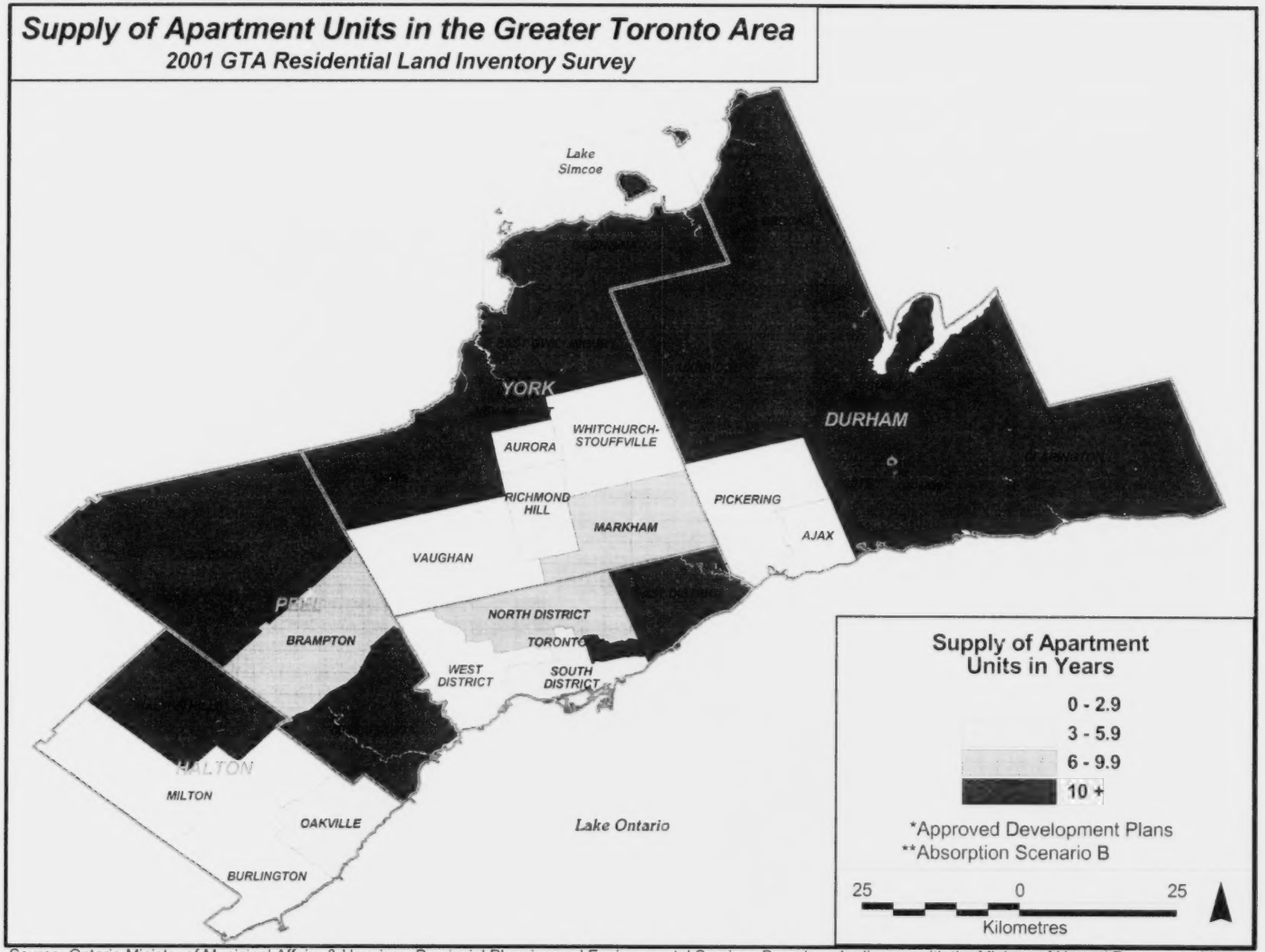
Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1991 and 2000.

Supply of Apartment Units in the Greater Toronto Area

2001 GTA Residential Land Inventory Survey



Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, 2001

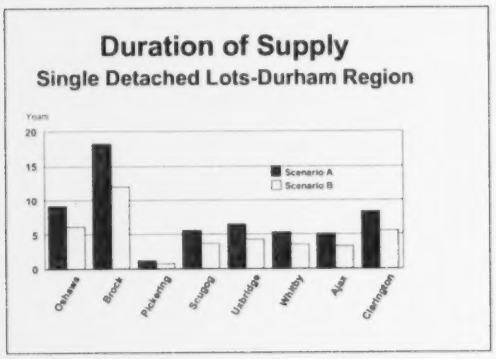
* Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plans approval.

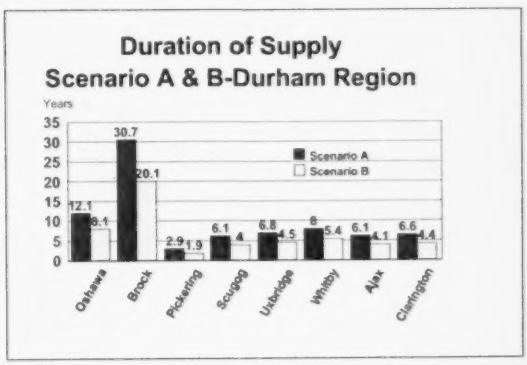
** Absorption Scenario B rate assumes annual housing demand will increase by 50% over the average annual demand during 1999 and 2000.

DURHAM REGION

According to the 2001 survey, the total number of units in Durham Region's approved development plans increased by 5,467 units (21%) over the 2000 survey. Looking at changes in each unit type, singles increased by 17%, semis by 49%, rows by 33% and apartments by 10%.

The largest supply of lots in Durham Region continues to be in the singles class, representing 58% of total supply. This is essentially unchanged from the 2000 survey. Durham Region's supply of singles makes up a little over one quarter of the total supply of land for singles in the GTA. This land supply is only second to York Region (which comprises 38% of the GTA's singles supply) in terms of its relative importance in the overall GTA land inventory. Rows and apartments are also ample, respectively representing 17% and 16% of Durham's total supply.





Whitby experienced the largest year-over-year increase in land supply of all area municipalities in the Region. Singles for 2001 increased by 1,361 units for a 34% increase over 2000. Semis and rows in Whitby also experienced significant growth with an increase in supply of almost 80% and 105%, respectively. Whitby's total land supply in approved development plans increased by 52%, or 4,093 units. Several smaller municipalities in Durham Region also increased their supply of singles considerably in 2001, when compared to 2000. Scugog and Uxbridge both increased their singles supply by about 300 units, representing 75% and 168% increases, respectively.

In the chart above, scenarios A and B reveal that the duration of land supply in Durham Region dropped only slightly in 2001. Overall supply in the Region was between 4.9 and 7.4 years in 2001, compared to 5.1 and 7.6 years in 2000. Land supply for singles was also down slightly from 2000, at between 4.1 to 6.1 years. Supply duration for rows was up to between 6.9 to 10.4 years, but decreased for apartments to between 15.2 to 22.9 years worth of supply. This decrease in supply duration came about even as 471 additional units were added to the amount of land for development. As in 2000, semis appear to be in adequate supply at 3.5 to 5.2 years.

Despite its addition of almost 4,100 units in 2001, Whitby's duration of supply increased only marginally, from 5.2 to 7.7 years in 2000 to 5.4 to 8.0 years in 2001. Clarington, on the other hand, saw its overall supply duration drop from between 6.2 and 9.3 years of supply in 2000 to

between 4.4 and 6.6 years in 2001. A large part of this drop was in the singles category which dropped to between 5.5 and 8.3 years; still well above the provincial three year target, but lower than the duration of 8.9 and 13.3 years experienced in 2000. The supply of land for singles in Pickering remains well below the three-year target, at between 0.8 and 1.2 years worth of supply. This is essentially unchanged from the 2000 survey. This also reflects the overall supply duration in Pickering, which is the only area municipality in Durham which does not meet the provincial three-year supply target. Pickering's duration of total supply was 1.9 to 2.9 years in 2001, almost the same as 2000.

Whitby's position as the predominant source of overall land supply in Durham Region strengthened in 2001. While Whitby accounted for 30% of the Region's total supply in 2000, it had risen to account for 38% in 2001. Oshawa, which accounted for 26% of Durham's supply in 2000, dropped to 21% in 2001. Whitby also overtook Oshawa as the leader in the supply of land for singles, accounting for almost 30% of the Region's supply.

– Lots in Approved Development Plans and Additional Supply –Durham, 2001

Lot Type	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	18,400	57.6%	4,800	55.8%
Semis	2,813	8.8%	1,153	13.4%
Rows	5,530	17.3%	1,807	21%
Apartments	5,216	16.3%	848	9.9%
Total	**31,959**	**100%**	**8,608**	**100%**

Note: Total percentages may exceed 100% due to rounding

Looking towards additional supply, Durham Region witnessed a decrease of 30% in land supply at this earlier stage (3,756 units), when the 2000 and 2001 survey results are compared. This was comprised of a 30% drop in singles and a 58% reduction in land for apartments (which fell from 2,028 units in 2000 to 848 units in 2001).

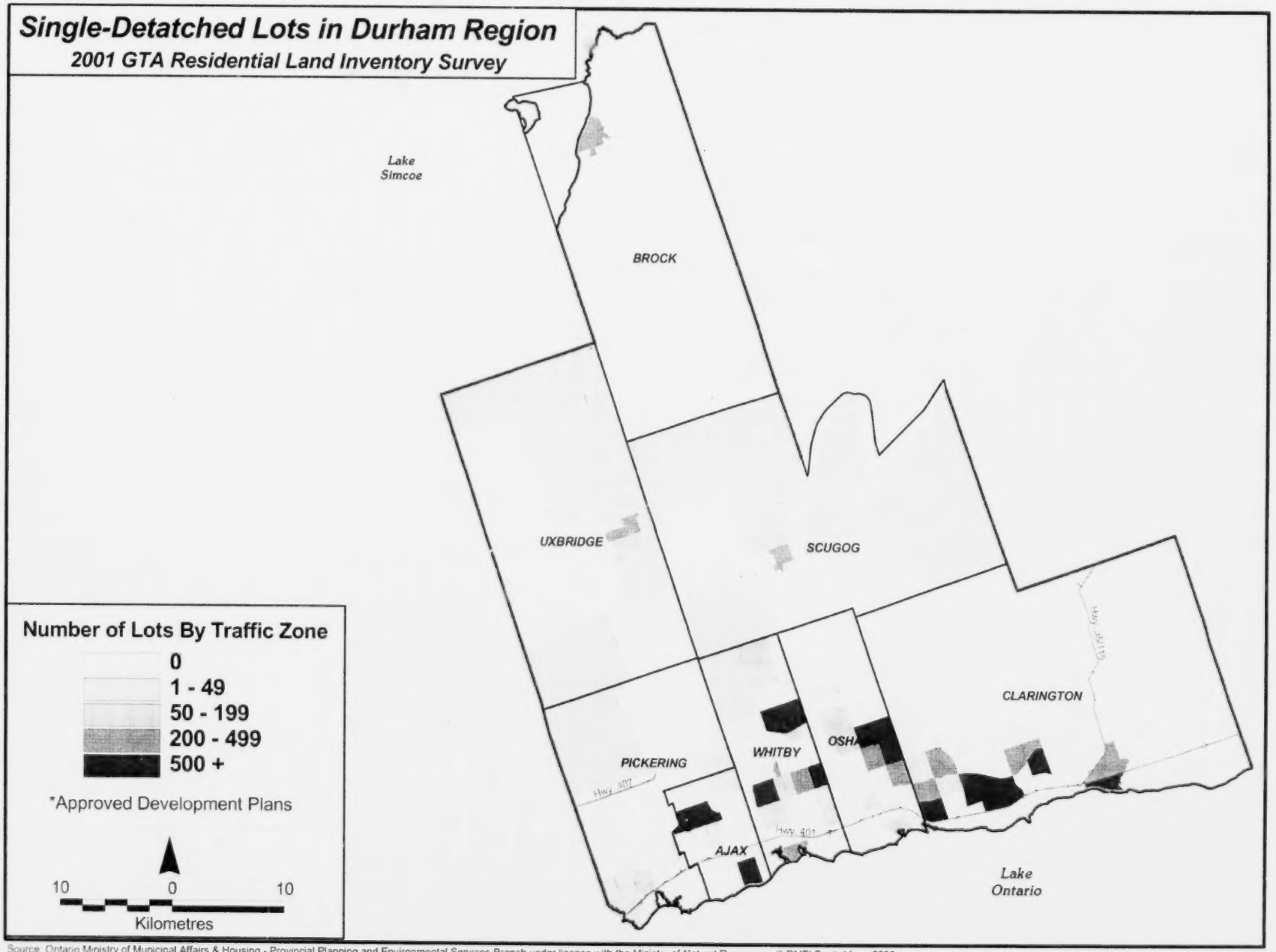
HALTON REGION

Halton Region continues to make up the smallest proportion of land supply in the GTA, at just over 6% of total supply in approved development plans. Similar to the 2000 inventory, single detached lots account for over one-half (53%) of all lots in approved development plans in Halton Region. Burlington accounts for 45% of all development activity in the Region. Milton and Halton Hills together, account for about the same proportion of total supply, comprising 22% and 25%, respectively. The biggest change between the 2000 and 2001 surveys occurred in Milton which increased its total land supply by 2,093 units, an almost 800% increase*. This increase was evident in all categories except apartments. For example, singles in Milton increased from 221 units in 2000 to 1,246 units in 2001.

**The large supply in Milton reflects the pending removal of severe servicing constraints as of the beginning of 2001 and therefore is not expected to be sustained at this level.*

Single-Detatched Lots in Durham Region

2001 GTA Residential Land Inventory Survey



Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources, © DMTI Spatial Inc., 2002.

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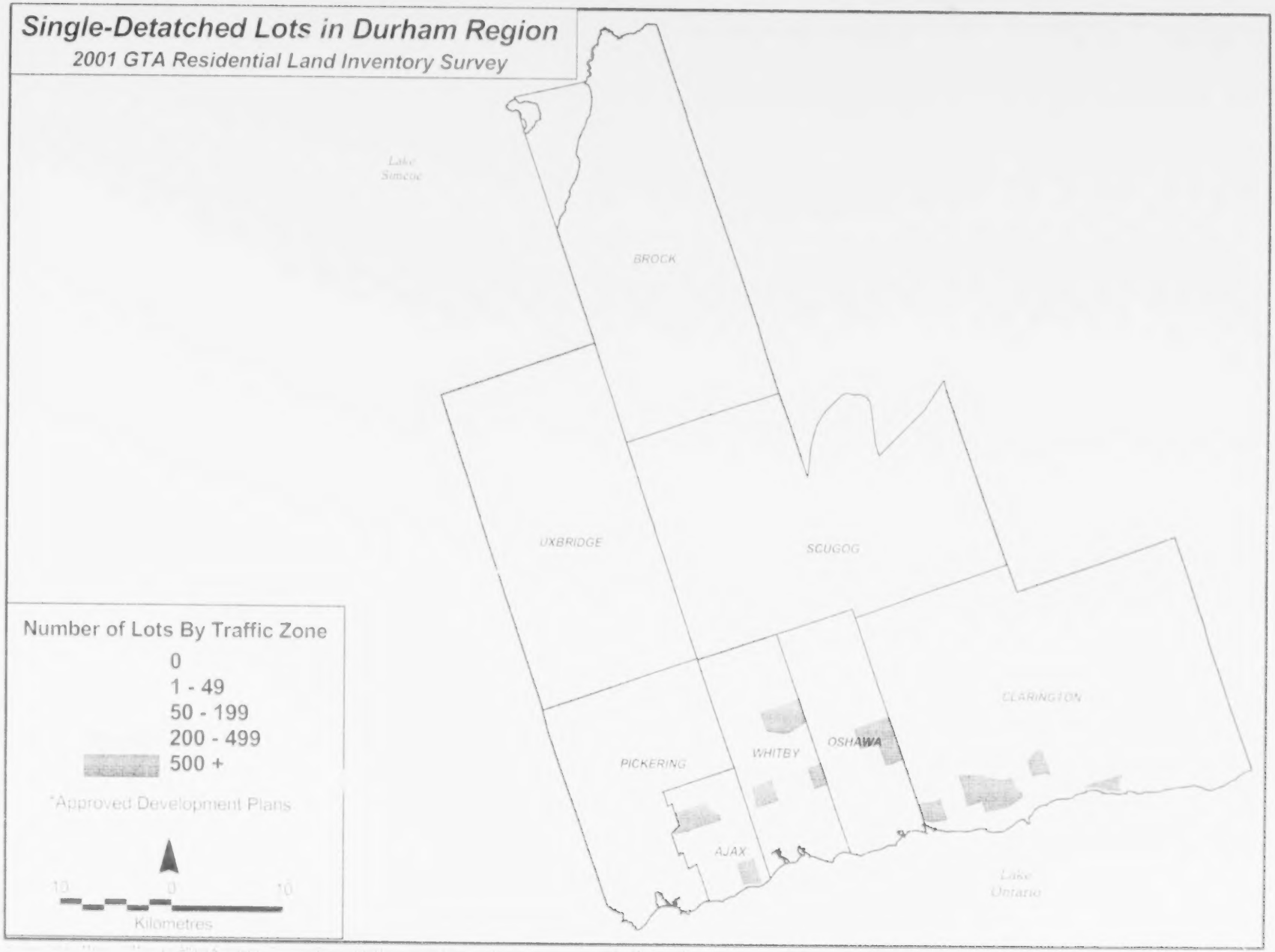
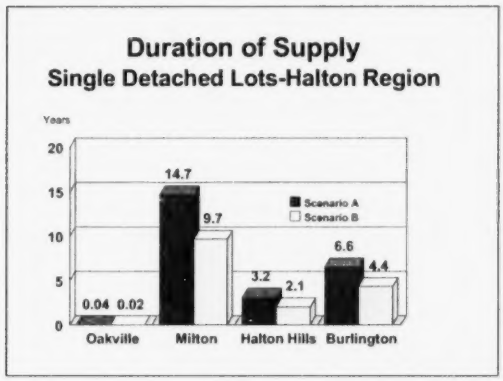
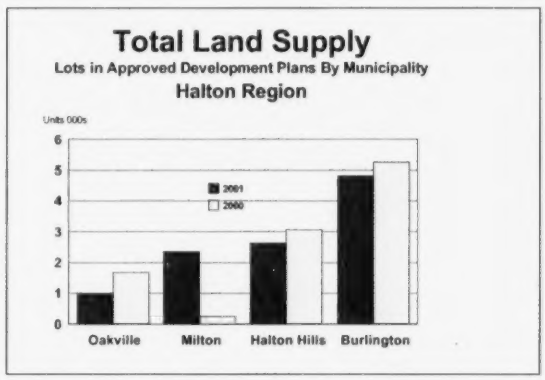

Single-Detatched Lots in Durham Region
2001 GTA Residential Land Inventory Survey
Lake Simcoe
BROCK
UXBRIDGE
SCUGOG
CLARINGTON
PICKERING
WHITBY
OSHAWA
AJAX
Lake Ontario
Number of Lots By Traffic Zone
0
1 - 49
50 - 199
200 - 499
500 +
*Approved Development Plans
10
0
10
Kilometres

Duration of supply continues to be tight for all unit types across the Region, falling at or below the three-year provincial target. While the total supply for the Region has modestly increased by 469 units from 10,252 in 2000 survey, supply is now estimated at between 1.6 to 2.4 years due to increased absorption rates. This is a slight decrease from 2000 when the total estimated supply was between 1.7 and 2.6 years. The large infusion of land supply in Milton saw its supply duration increase significantly. Milton's duration of land for singles stood at between 9.7 and 14.7 years, compared to 4.2 and 6.3 years in 2000. Semis range between 26 and 39 years of supply, while rows were between 6.5 and 9.8 years. These are dramatic shifts from the 2000 survey's supply durations.





Across the entire Region, the duration of supply for singles stood between 1.7 and 2.6 years. Semis have rebounded from 2000 with a supply in 2001 between 2.4 and 3.6 years (compared to 0.4 to 0.6 years in 2000). Rows remain tight at between 1.8 and 2.7 years. Apartment land supply has been further reduced below the three-year target to between 0.9 and 1.4 years.

Supply remains weakest in Oakville, where the duration of supply for singles in approved development plans dropped to just over zero years, with only 41 singles in approved development plans in 2001. However, Oakville has 4,529 singles units in the additional supply stream, which may relieve future pressure on supply. Supply for semis and rows in Oakville is not much higher, while apartments range between 3.5 and 5.3 years. In contrast, Burlington continues to have an adequate supply of singles ranging from 4.4 years to 6.6 years. However, semis, rows and apartments continue to be under the three-year target with only 0.4 to 0.6 years for semis, 1.9 to 2.8 years for rows, and 0.3 to 0.5 years for apartments. Halton Hills' total supply duration of between 2.7 and 4.0 years appears to just be meeting the provincial target.

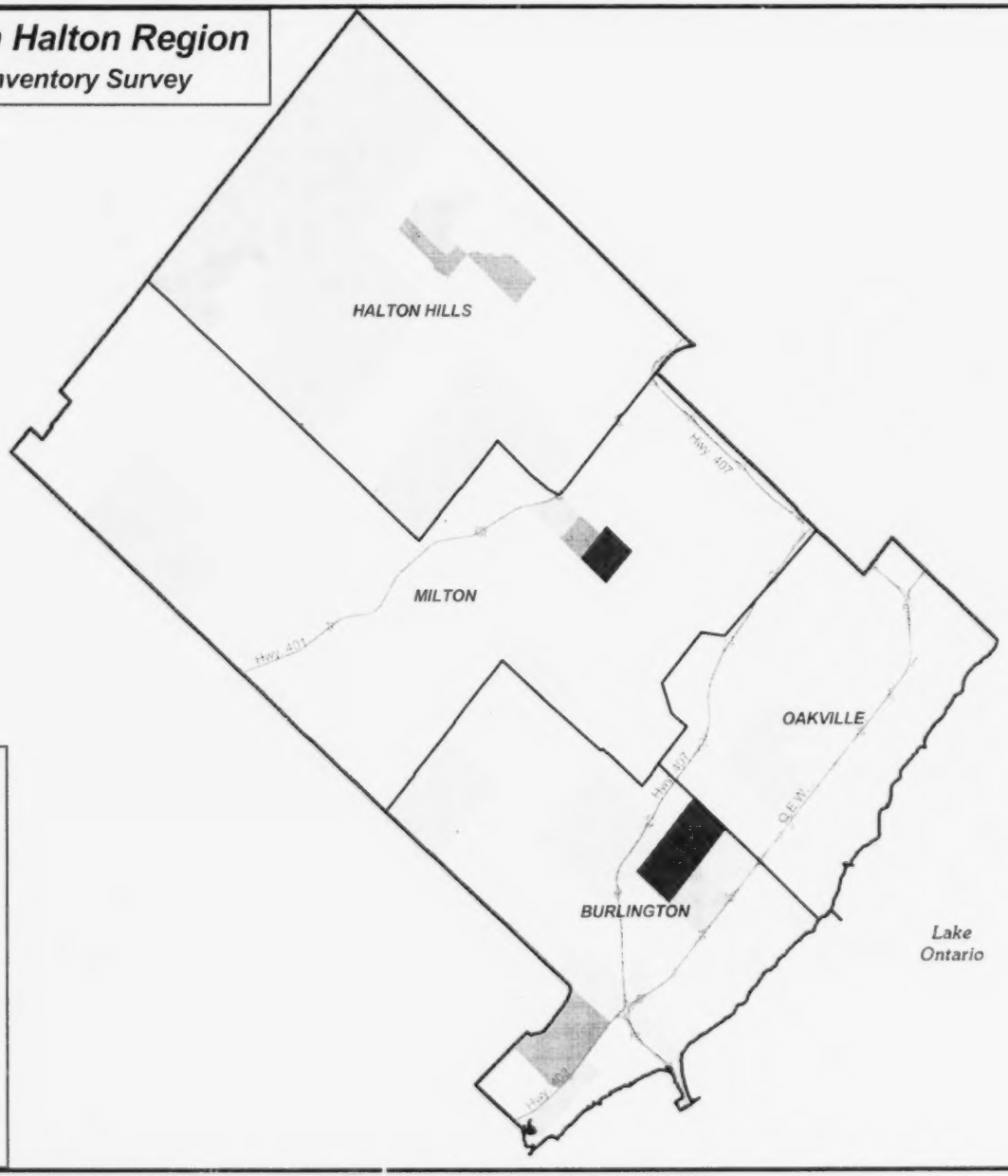
– Lots in Approved Development Plans and Additional Supply – Halton, 2001

Lot Type	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	5,636	52.6%	11,147	61.4%
Semis	931	8.7%	1,202	6.6%
Rows	2,569	24.0%	3,259	17.9%
Apartments	1,585	14.8%	2,536	13.9%
Total	**10,721**	**100%**	**18,144**	**100%**

Note: Total percentages may exceed 100% due to rounding

Single-Detatched Lots in Halton Region

2001 GTA Residential Land Inventory Survey



Number of Lots By Traffic Zone

- 0
- 1 - 49
- 50 - 199
- 200 - 499
- 500 +

*Approved Development Plans

5 0 5 10

Kilometres

Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources. © DMTI Spatial Inc., 2002

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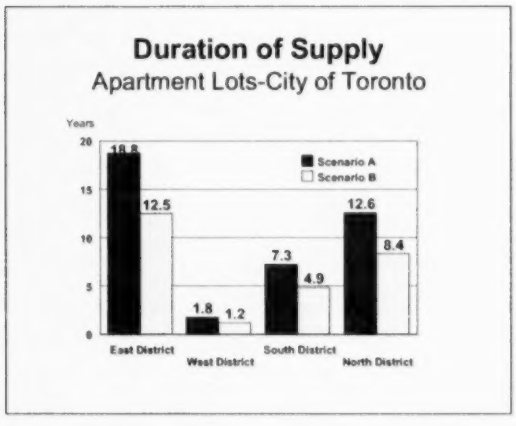
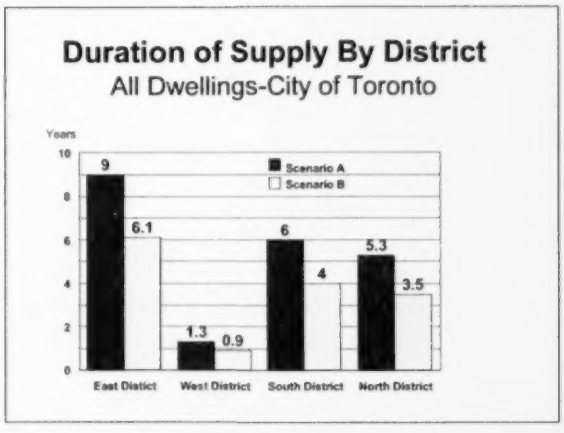
The table above is illustrative of the development form taking place in Halton Region with the additional supply of singles almost doubling the total supply of all other forms. There have been some shifts occurring in the weighting of housing types in terms of overall supply. For example, in the approved development stages, semis increased in 2001 to make up almost 9% of supply, compared to just under 2% in 2000. Apartments, on the other hand, dropped from 22% in 2000 to just under 15% in 2001. In terms of additional supply, apartments increased their proportion of total supply from 6% in 2000 to just under 14% in 2001.

CITY OF TORONTO

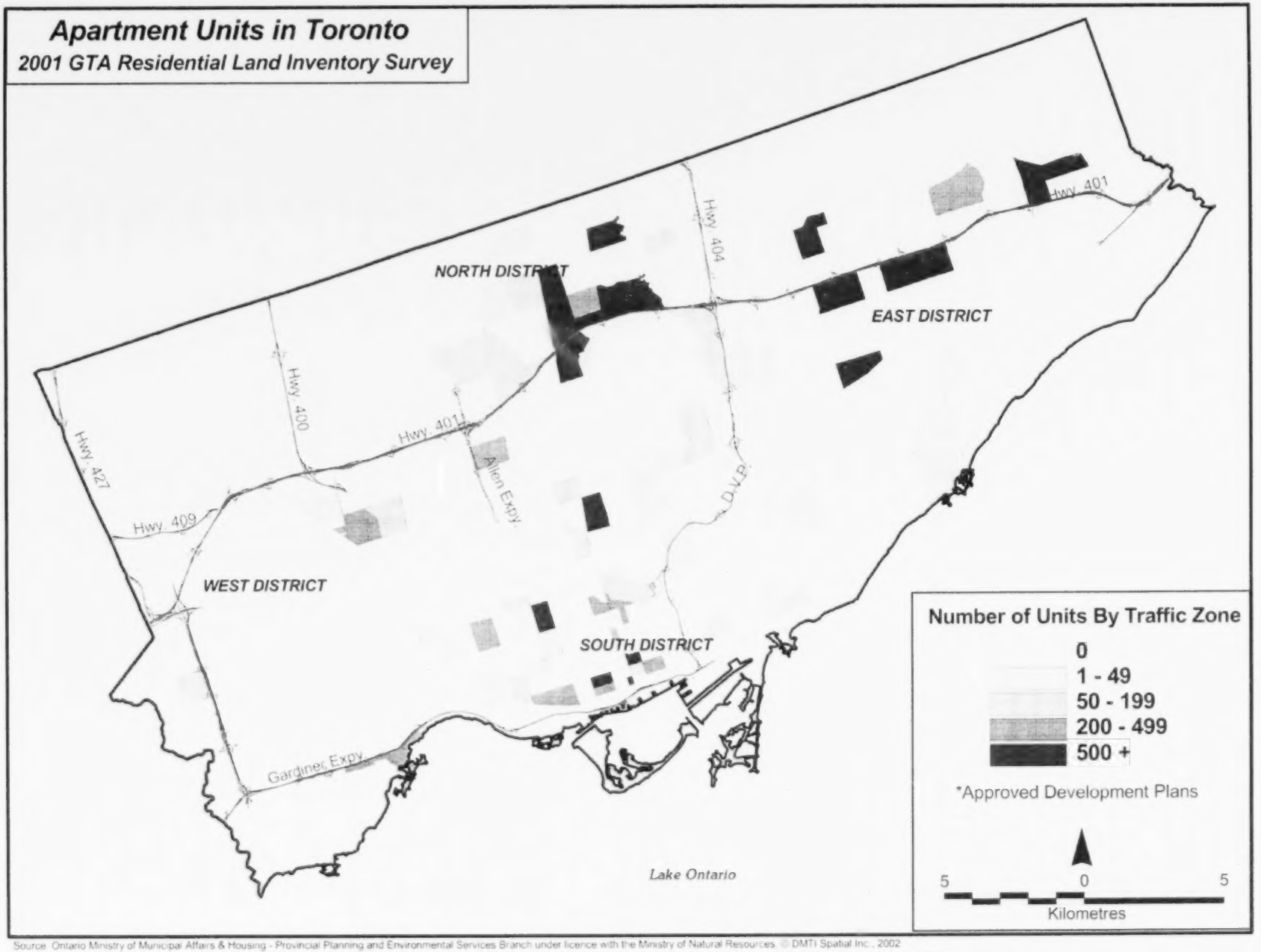
The overall story for Toronto is much of the same as 2000 survey, with supply edging up 4% from 28,394 units in 2000 to 29,459 units in the 2001 survey. Overall, the City had between four and six years worth of total supply in 2001. As in previous years, apartments represent the large majority (88%) of housing units in approved development plans in Toronto. In the 2001 survey, there were 25,905 apartment units, up almost 6% from 24,473 units in the 2000 survey.

In the South District, apartment supply has increased by about 4,400 units, from 6,686 units in 2000 to 11,075 units in 2001 (an increase of two-thirds). Apartment supply in the South District remains adequate at between 4.9 and 7.3 years. This increase in apartment supply comes despite strong absorptions of land designated for condominium development. Over the past few years, Toronto's condominium market has remained the strongest segment of Toronto's housing market as nearly 80% of all condominiums sales in the GTA are found in the new amalgamated city. The majority of condominium sales have been clustered around the south and north districts due to the proximity of entertainment and transportation facilities. Should this continue and barring brownfield redevelopment, "416" land designated for condominium development will eventually face immense pressure. Recent evidence of high-density development moving away from the core includes initiatives in Peel's Mississauga City Centre.





The East District also saw year-over-year increase in land for apartments with 1,525 units added in the East District (a 31% increase). The West and North Districts, however, experienced decreases in apartment supply with 1,636 fewer units in the West District



Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources. © DMTI Spatial Inc., 2002

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(a 75% reduction) and 2,846 fewer units in the North District (a 27% reduction). Only the West District, with between 1.2 and 1.8 years of apartment supply, fell below the provincial three-year target among the four Districts comprising the City. The largest supply duration in the City was in the East District, which had between 12.5 and 18.8 years worth of supply.

The supply of semis worsened in the City between 2000 and 2001, dropping by about 150 units. The supply duration for semis across the City dropped from the 2000 survey to between 1.0 and 1.5 years, with the bulk of the supply (384 units) occurring in the East District with 4.7 to 7.1 years of supply. The supply of land for rows also fell below the three-year supply target, resting at between 1.9 and 2.7 years.

The West District remains the area with the tightest supply of all lots in approved development plans with total supply shrinking from 2.1 to 3.1 years in 2000 to between 0.9 to 1.3 years in 2001 (812 units). This reduction represented a 65% drop from land supply levels in 2000. The South, North and East Districts were all above the provincial land supply target in 2001, as was the case in 2000.

The table below illustrates that singles appear to be making up a greater proportion of additional supply than is found within the supply of approved development plans, perhaps indicating a broader shift in Toronto towards less dense development. This continued a trend seen in the 2000 survey. Of greater significance, however, is the year-over-year decrease in additional supply for both apartments and total supply in the City. Toronto's total additional supply stream fell by almost 11,000 units between 2000 and 2001, a 40% decrease. Apartments also fell significantly, going from 20,774 units in 2000 to 12,094 in 2001, a 42% reduction.

Lots in Approved Development Plans and Additional Supply – City of Toronto, 2001

Lot Type	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	722	2.4%	3,170	18.7%
Semis	689	2.2%	392	2.3%
Rows	2,143	7.3%	1,310	7.7%
Apartments	25,905	87.9%	12,094	71.3%
Total	**29,459**	**100%**	**16,966**	**100%**

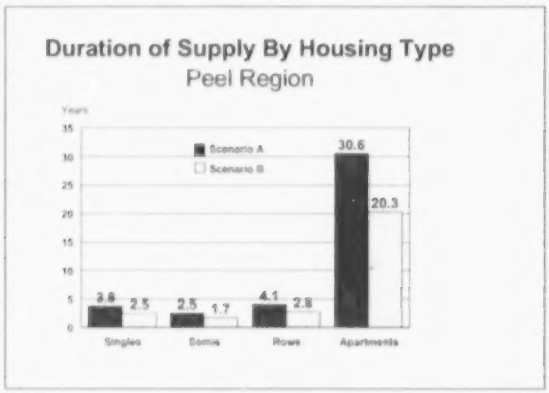
Note: Total percentages may exceed 100% due to rounding

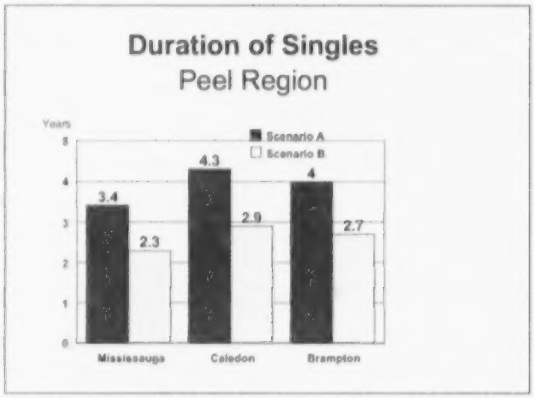
PEEL REGION

Due to strong residential construction activity in the Region, total duration of land supply in Peel Region continues to dip slightly from previous years, down from 6.0 to 4.0 years in 2000 to between 5.4 and 3.6 years in the latest survey. The 2001 survey shows that the Region as a whole saw its supply of land in approved development plans increase marginally between 2000 and 2001 by approximately 550 units. In terms of the area municipalities, Caledon exhibited an overall decrease of 431 units (12%) in total supply, while Brampton's land inventory increased by an estimated 2,403 units or almost 21%. Mississauga's supply of singles and rows improved in 2001, with increases of 17% (2,521 units) and 3% (179 units), respectively.

Singles comprise 35% of Peel's lots in approved development plans, with over half of these (9,759) located in Brampton. The supply of most land for semis in Peel is in Mississauga, with 3,713 units followed by Brampton, with 1,894 units. When it comes to rows, Mississauga has the large majority in this class at 79% (or 5,649 units). The same holds true for apartments, where Mississauga comprises 92% of the Region's supply. This compares to Brampton, which makes up just 5.5% of Peel's apartment land supply. The three municipalities in the Region each have a total supply at or above the provincial three-year target, with Mississauga having the largest supply at between 4.6 and 6.9 years. All three municipalities have ample land for apartments, but tighter supplies for semis and rows.

The estimated duration of singles in Mississauga has risen from 1.9 to 2.8 years in 2000 to between 2.3 and 3.4 years in 2001. Caledon has a sufficient estimated supply of singles ranging between 2.9 and 4.3 years while Brampton's singles supply ranges from 2.7 to 4.0 years, decreasing slightly from the 2000 results. For Peel Region, the supply of singles is estimated at between 2.5 and 3.8 years. The supply duration of apartment land in Peel is between 20 and 31 years.



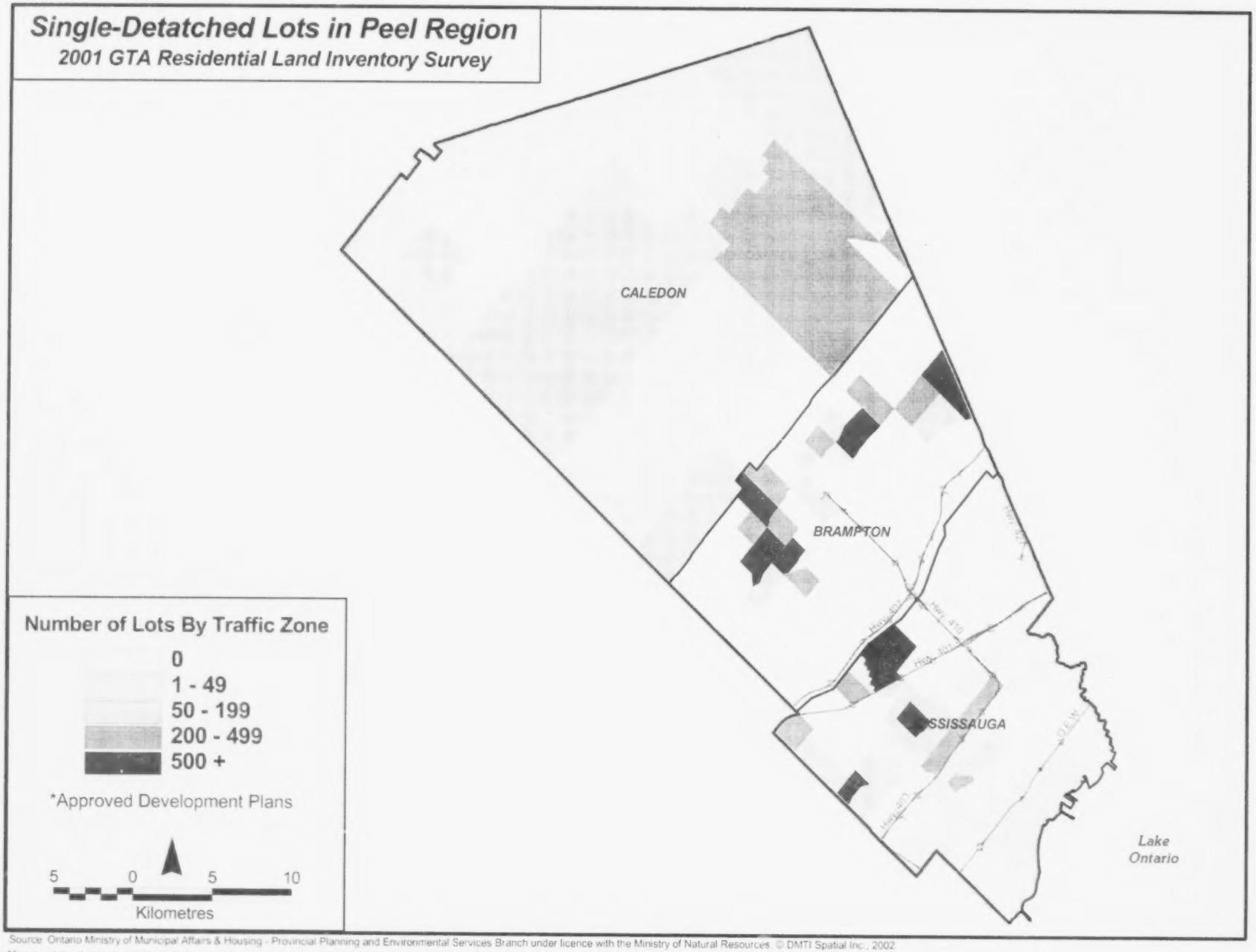


The amount of additional supply in Peel dropped by 5% compared to the 2000 survey results, which in turn showed a 4% increase over 1998 levels. Both singles and semis had losses of 1,680 (14.5%) and 955 (26.7%) units, respectively, while rows and apartments experienced increases of 522 (10.9%) and 633 units (7.3%) units, respectively.

Lots in Approved Development Plans and Additional Supply – Peel Region, 2001

Lot Type	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	17,758	34.5%	9,918	36.3%
Semis	5,992	11.6%	2,767	10.1%
Rows	7,108	13.8%	5,324	19.5%
Apartments	20,602	40.0%	9,282	34.0%
Total	**51,460**	**100%**	**27,291**	**100%**

Note: Total percentages may exceed 100% due to rounding



Source: Ontario Ministry of Municipal Affairs & Housing - Provincial Planning and Environmental Services Branch under licence with the Ministry of Natural Resources. © DMTI Spatial Inc., 2002

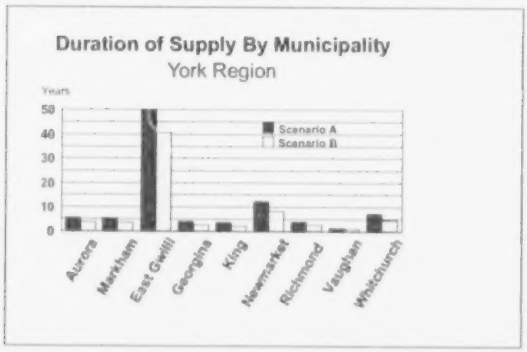
*Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval

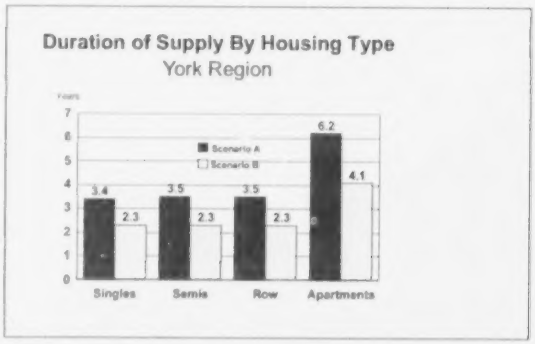
YORK REGION

Overall supply in York Region dropped in 2001 by 14%, compared to the results in the 2000 survey. This represents a loss of just over 7,500 units. Much of this drop can be attributed to the loss of about 6,000 units in Richmond Hill. The decrease in Richmond Hill's supply was felt across the board, with the singles supply dropping by 35%, semis decreasing by 48%, rows falling by 38% and land for apartments dropping by 31%. Also of note was the reduction in total supply in Vaughan, which fell from 9,806 units in 2000 to 7,279 units in 2001, a drop of 26%. The year-over-year decrease in the Region follows the 2000 survey's results, which showed a minor one percent increase in York's total supply from 1998.

At 56%, single-detached dwelling lots still make up over half of all approved development plans in York Region. A majority of the approved supply of single detached lots appear in Markham, Vaughan and Richmond Hill, which comprise about 72% of the Region's supply in this class. The same pattern holds true for the other three categories of land supply.

York Region continues to meet the three-year target with between 2.4 and 3.6 years worth of total supply. The duration of supply for singles (between 2.3 and 3.4 years), semis (2.3 to 3.5 years) and rows (2.3 to 3.5 years) dropped in 2001, compared to the 2000 survey results. In most cases, the drop was almost one years worth of supply. This reduction continues the trend seen in the 2000 survey, with a upward shift in absorption rates continuing to lower the duration of all unit types in York Region. In the apartment category, the duration of supply in the Region fell from between 8.1 and 12.2 years in 2000 to between 4.1 and 6.2 years in 2001. Of notable interest among municipalities which bucked this downward trend, East Gwillimbury's supply* of singles increased to between 30 and 45 years (2,404 units) and Newmarket's supply of singles rose to between 4.2 and 6.3 years (1,744 units).





The duration of supply in specific area municipalities tells a story of tightening land markets. Vaughan's supply of singles stood at 0.7 to 1.0 year, well below the provincial three-year target. King's supply of singles was also tight at between 1.9 to 3.2 years. The supply of singles for all other area municipalities came in above the provincial threshold. Several municipalities' supply of land for semis fell below the three-year target, including Aurora, King, Richmond Hill and Vaughan. Most area municipalities, except for Newmarket were at or below the target for their supply of rows. Vaughan came out below the three-year land supply target set by the Provincial Policy Statement in terms of overall supply duration.

As the table below indicates, single-detached lots continue to be the largest stock of additional supply in York Region, rising from 66% in 2000 to 70% in 2001. The majority of this additional supply of singles can be found in Aurora with 5,017 units, Georgina with 4,812 units, Whitchurch-Stouffville with 8,095 units and Markham with 3,459 units. Among the area municipalities, Markham has by far the largest supply of longer-term land in the development approvals process, counting for about 10,500 units, spread among all four categories.

**The large supply in East Gwillimbury reflects the pending removal of severe servicing constraints as of the beginning of 2001 and, therefore, is not expected to be sustained at this level.*

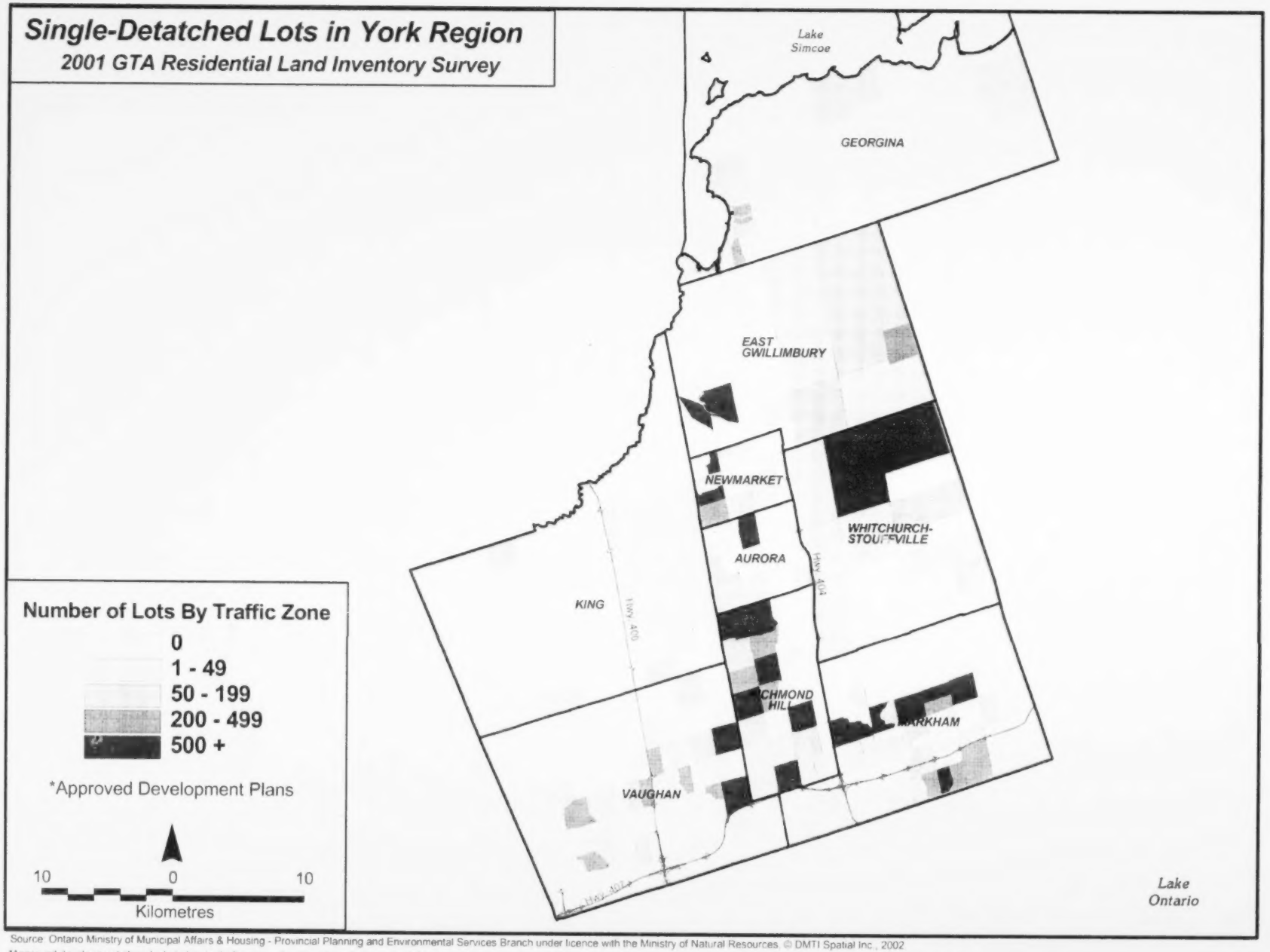
Lots in Approved Development Plans and Additional Supply – York Region, 2001

Lot Type	Approved Dev. Plans	Proportion	Additional Supply	Proportion
Singles	26,599	56.2%	25,339	69.6%
Semis	5,842	12.4%	2,271	6.2%
Rows	9,155	19.4%	4,665	12.8%
Apartments	5,699	12.0%	4,116	11.3%
Total	**47,295**	**100%**	**36,391**	**100%**

Note: Total percentages may exceed 100% due to rounding

Single-Detatched Lots in York Region

2001 GTA Residential Land Inventory Survey



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*Approved development plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval.

APPENDICES

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APPENDIX I : Survey Definitions

GTA

The Greater Toronto Area (GTA) consists of the five following regions: Durham, Halton, City of Toronto, Peel, and York. The GTA roughly is made up from the Toronto CMA (excluding Orangeville, New Tecumseh and Bradford-West Gwillimbury), the Oshawa CMA (plus Brock and Scugog), and Burlington (which is part of the Hamilton CMA).

Detached House

A detached house is a residential structure containing one dwelling which is completely separated on all sides from any other dwelling or structure. Examples include: bungalows, split-level houses, one and a half storey houses, and two storey houses. Made to convert houses should also be included in this category.

The detached category includes link homes. In response to suggestions from municipalities, the 1998 survey has been changed to include all link homes under the detached house category. In previous surveys, link homes, where three or more houses were linked below grade, were included under the "Other Multiples" dwelling type category. A mobile home is not considered a detached house, however, prefabricated houses which are not movable on their own chassis may be classified as detached houses.

Semi-Detached House

A semi-detached house is a dwelling which is physically connected with one other dwelling. There is no means of internal access from one dwelling to the next.

The physical connection is vertical and must be above-ground, and may consist of: a common wall separating the two dwellings; a common wall separating the garages attached to each dwelling; or a physical connection between the carports attached to each residential structure.

Row houses

Row houses are ground-oriented dwellings attached to two or more similar units so that the resulting row structure contains three or more units. Quattroplexes are also classified as row housing.

Other Multiples

Other multiples cover duplexes, triplexes, stacked townhouses, maisonettes and other residential structures containing up to five units. As mentioned above, link homes, where three or more houses are attached below grade, have been moved to the detached house category.

Apartments

The apartment category applies to units not covered by the above categories, including those in apartment buildings (high rise and low rise), and those located in mixed use buildings.

APPENDIX I : Survey Definitions (con't)

Stages of Approval

The survey identifies four stages of approval through which a development application can pass. For each proposed development, the number of units by type are entered under one of four stages of approval. The survey collects information based on development approvals obtained as of January 1, 2001.

It is not necessary for a project to proceed through all four stages of approval. For example, an application which involves a site which already has an appropriate official plan designation would begin in Stage 2.

Stage 1: Council adopted OPA with development application

A development application is in Stage 1 when:

- council has adopted an OPA, but this OPA has not been approved by the approval authority; and
- the developer has submitted a development application and has initiated discussions with respect to other planning approvals.
- Cases where an OPA has been approved by Council (e.g. to allow for a change of use from industrial to residential), but where there are **no** specific development plans, are not considered to be development applications for the purposes of this survey.

Stage 2: OPA approved. Other necessary planning approvals in process

A development application is in Stage 2 when:

- an OPA is not needed, or the required OPA has been adopted by Council and approved by the approval authority; and
- applications have been submitted for other applicable planning approvals (e.g. rezoning, plans of subdivision, severance) and at least some of these are still "in process". Zoning by-law amendments and severances which have been approved at the local level are considered to be "in process" until the appeal period has expired. Plans of subdivision are considered to be "in process" until they have been registered.

An additional column has been included under Stage 2 dealing with draft approved plans of subdivision. If a development application is a plan of subdivision, information must be entered under this column indicating whether the plan of subdivision has received draft plan approval. This is done by entering yes or no.

Stage 3: Site plan Control and/or Plan of Condominium

A development application is in Stage 3 when:

- all applicable planning approvals (OPA, zoning, plan of subdivision, severance) except for site plan approval have been obtained and site plan approval is required; and/or

- plan of condominium approval is required.

If a plan of condominium is submitted for approval after building permits have been issued, the application should not be included in the survey.

Stage 4: All planning approvals in place

A development application is in Stage 4 when:

- all applicable planning approvals (OPA, zoning, plan of subdivision, severance and site plan agreement) have been finalized.

- building permits have not yet been issued, or have been issued for only some of the units.

Only the units for which **no** permits have been issued should be included in Stage 4 of the survey.

A development application which received all planning approvals prior to January 1, 1996, but where no building permits have been issued, is generally no longer considered an active development application. Where possible, when a building permit lapses, the unit(s) for which the building permit(s) were issued should be returned to Stage 4.

APPENDIX II : ABSORPTION RATES

GREATER TORONTO AREA

Scenario A	Singles	Semis	Rows	Apts	Total
Durham	3,013	536	531	228	4,308
Halton	2,158	256	966	1,147	4,527
City of Toronto	1,093	466	761	2,788	5,108
Peel	4,672	2,382	1,717	675	9,446
York	7,779	1,693	2,606	918	12,986
GTA	**18,705**	**5,333**	**6,581**	**5,756**	**36,375**

Scenario B	Singles	Semis	Rows	Apts	Total
Durham	4,521	805	799	343	6,468
Halton	3,238	385	1,450	1,721	6,794
City of Toronto	1,641	700	1,143	4,183	7,667
Peel	7,009	3,574	2,597	1,014	14,194
York	11,670	2,541	3,910	1,379	19,500
GTA	**28,079**	**8,005**	**9,899**	**8,640**	**54,623**

Scenario C	Singles	Semis	Rows	Apts	Total
Durham	2,572	448	477	152	3,649
Halton	1,868	195	852	637	3,552
City of Toronto	1,119	371	1,075	3,229	5,794
Peel	4,239	1,958	1,629	507	8,333
York	6,104	1,187	2,121	526	9,938
GTA	**15,902**	**4,159**	**6,154**	**5,051**	**31,266**

Note: Scenario A & B correspond to Low and Medium Absorption scenarios previous to the 1998 survey. Scenario C consists of historical data of 5 year annual average number of building permits issued (1996-2000) per dwelling type.

APPENDIX II : ABSORPTION RATES

DURHAM REGION

Scenario A	Singles	Semis	Rows	Apart	Total
Oshawa	473	2	65	25	565
Brock	21	0	0	0	21
Pickering	260	67	63	129	519
Scugog	126	0	1	0	127
Uxbridge	74	0	0	0	74
Whitby	1,026	137	269	64	1,496
Ajax	546	10	80	8	644
Clarington	487	320	53	2	862
Durham	**3,013**	**536**	**531**	**228**	**4,308**

Scenario B	Singles	Semis	Rows	Apart	Total
Oshawa	710	3	98	38	849
Brock	32	0	0	0	32
Pickering	390	101	95	194	780
Scugog	189	0	2	0	191
Uxbridge	111	0	0	0	111
Whitby	1,539	206	404	96	2,245
Ajax	819	15	120	12	966
Clarington	731	480	80	3	1,294
Durham	**4,521**	**805**	**799**	**343**	**6,468**

Scenario C	Singles	Semis	Rows	Apart	Total
Oshawa	394	15	61	29	499
Brock	22	0	4	2	28
Pickering	360	62	77	76	575
Scugog	69	0	1	12	82
Uxbridge	103	0	0	0	103
Whitby	697	111	187	25	1,020
Ajax	510	15	72	3	600
Clarington	417	245	75	4	741
Durham	**2,572**	**448**	**477**	**151**	**3,648**

Note: Scenario A & B correspond to Low and Medium Absorption scenarios previous to the 1998 survey. Scenario C consists of historical data of 5 year annual average number of building permits issued (1996-2000) per dwelling type.

APPENDIX II : ABSORPTION RATES

HALTON REGION

Scenario A	Singles	Semis	Rows	Apts	Total
Oakville	1,171	82	310	121	1,684
Milton	85	20	34	26	165
Halton Hills	470	27	139	22	658
Burlington	432	127	483	978	2,020
Halton	**2,158**	**256**	**966**	**1,147**	**4,527**

Scenario B	Singles	Semis	Rows	Apts	Total
Oakville	1,757	123	465	182	2,527
Milton	128	30	51	39	248
Halton Hills	705	41	209	33	988
Burlington	648	191	725	1,467	3,031
Halton	**3,238**	**385**	**1,450**	**1,721**	**6,794**

Scenario C	Singles	Semis	Rows	Apts	Total
Oakville	916	76	279	83	1,354
Milton	49	4	13	13	79
Halton Hills	362	20	72	25	479
Burlington	541	95	488	516	1,640
Halton	**1,868**	**195**	**852**	**637**	**3,552**

Note: Scenario A & B correspond to Low and Medium Absorption scenarios previous to the 1998 survey. Scenario C consists of historical data of 5 year annual average number of building permits issued (1996-2000) per dwelling type.

APPENDIX II : ABSORPTION RATES

CITY OF TORONTO

Scenario A	Singles	Semis	Rows	Apart.	Total
East District	247	54	299	343	943
West District	113	44	171	305	633
North District	588	81	303	622	1,594
South District	145	287	8	1,518	1,958
City of Toronto	**1,093**	**466**	**781**	**2,788**	**5,128**

Scenario B	Singles	Semis	Rows	Apart.	Total
East District	371	81	419	515	1,386
West District	170	66	257	458	951
North District	882	122	455	933	2,392
South District	218	431	12	2,277	2,938
City of Toronto	**1,641**	**700**	**1,143**	**4,183**	**7,667**

Scenario C	Singles	Semis	Rows	Apart.	Total
East District.	354	102	470	426	1,352
West District	183	49	257	201	690
North District	474	41	255	911	1,681
South District	108	179	93	1,691	2,071
City of Toronto	**1,119**	**371**	**1,075**	**3,229**	**5,794**

Note: **East District** includes old municipalities of East York and Scarborough
West District includes old municipalities of Etobicoke and York
North District includes old municipality of North York
South District includes old municipality of Toronto

APPENDIX II : ABSORPTION RATES

PEEL REGION

Scenario A	Singles	Semis	Rows	Apts	Total
Mississauga	1,754	1,613	994	585	4,946
Caledon	479	177	57	1	714
Brampton	2,439	592	666	89	3,786
Peel	**4,672**	**2,382**	**1,717**	**675**	**9,446**

Scenario B	Singles	Semis	Rows	Apts	Total
Mississauga	2,631	2,420	1,491	878	7,420
Caledon	719	266	86	2	1,073
Brampton	3,659	888	1,000	134	5,681
Peel	**7,009**	**3,574**	**2,577**	**1,014**	**14,174**

Scenario C	Singles	Semis	Rows	Apts	Total
Mississauga	1,935	1,063	1,021	449	4,468
Caledon	479	99	77	0	655
Brampton	1,825	796	531	58	3,210
Peel	**4,239**	**1,958**	**1,629**	**507**	**8,333**

Note: Scenario A & B correspond to Low and Medium Absorption scenarios previous to the 1998 survey. Scenario C consists of historical data of 5 year annual average number of building permits issued (1996-2000) per dwelling type.

APPENDIX II : ABSORPTION RATES

YORK REGION

Scenario A	Singles	Semis	Rows	Apart	Total
Aurora	67	38	110	4	219
Markham	1,950	316	786	171	3,223
EastGwillimbury	53	0	0	0	53
Georgina	292	18	109	0	419
King	80	5	0	0	85
Newmarket	276	29	62	13	380
Richmond Hill	1,600	216	621	317	2,754
Vaughan	3,317	1,071	896	412	5,696
Whitchurch-Stouffville	134	0	22	1	157
York	**7,769**	**1,693**	**2,606**	**918**	**12,986**

Scenario B	Singles	Semis	Rows	Apart	Total
Aurora	101	57	165	6	329
Markham	2,925	474	1,179	257	4,835
EastGwillimbury	80	0	0	0	80
Georgina	438	27	164	0	629
King	135	8	0	0	143
Newmarket	414	44	93	20	571
Richmond Hill	2,400	324	932	476	4,132
Vaughan	4,976	1,607	1,344	618	8,545
Whitchurch-Stouffville	201	0	33	2	236
York	**11,670**	**2,541**	**3,910**	**1,379**	**19,500**

Scenario C	Singles	Semis	Rows	Apart	Total
Aurora	143	92	163	6	404
Markham	1,404	271	660	112	2,447
EastGwillimbury	93	0	0	0	93
Georgina	269	8	56	1	334
King	61	3	0	0	64
Newmarket	342	70	83	7	502
Richmond Hill	1,303	151	575	128	2,157
Vaughan	2,347	592	569	269	3,777
Whitchurch-Stouffville	142	0	15	3	160
York	**6,104**	**1,187**	**2,121**	**526**	**9,938**

Note: Scenario A & B correspond to Low and Medium Absorption scenarios previous to the 1998 survey. Scenario C consists of historical data of 5 year annual average number of building permits issued (1996-2000) per dwelling type.

APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS

Estimated Duration of Supply (Years): ***Scenarios A, B, C***

Units in Draft Approved and Registered Plans and Approved Development Plans

GREATER TORONTO AREA

Region	Singles	A	B	C	Semis	A	B	C
Durham	18,400	6.1	4.1	7.2	2,813	5.2	3.5	6.3
Halton	5,636	2.6	1.7	3	931	3.6	2.4	4.8
City of Toronto	722	0.7	0.4	0.6	689	1.5	1.0	1.9
Peel	17,758	3.8	2.5	4.2	5,992	2.5	1.7	3.1
York	26,599	3.4	2.3	4.4	5,842	3.5	2.3	4.9
GTA	**69,115**	**3.7**	**2.5**	**4.3**	**16,267**	**3.1**	**2.0**	**3.9**

Region	Row	A	B	C	Apart.	A	B	C
Durham	5,530	10.4	6.9	11.6	5,216	22.9	15.2	34.3
Halton	2,569	2.7	1.8	3.0	1,585	1.4	0.9	2.5
City of Toronto	2,143	2.7	1.9	2.0	25,905	9.3	6.2	8.0
Peel	7,108	4.1	2.7	4.4	20,602	30.5	20.3	40.6
York	9,155	3.5	2.3	4.3	5,699	6.2	4.1	10.8
GTA	**26,505**	**4.0**	**2.7**	**4.3**	**59,007**	**10.3**	**6.8**	**11.7**

Region	Total	Scenario A	Scenario B	Scenario C
Durham	31,959	7.4	4.9	8.8
Halton	10,721	2.4	1.6	3.0
City of Toronto	29,459	5.7	3.8	5.1
Peel	51,460	5.4	3.6	6.2
York	47,295	3.6	2.4	4.8
GTA	**170,894**	**4.7**	**3.1**	**5.5**

N/A= It is not possible to estimate the duration of supply, as no building permits were issued for these units

Where the estimated duration of supply is greater than 50 years, ">50 "is entered in the table.

Approved Development Plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval.

APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS

Estimated Duration of Supply (Years): ***Scenarios A, B, C***

Units in Draft Approved and Registered Plans and Approved Development Plans

DURHAM REGION

Municipality	Singles	A	B	C	Semis	A	B	C
Oshawa	4,353	9.2	6.1	11.0	216	>50	>50	14.4
Brock	383	18.2	12.0	17.4	32	N/A	N/A	N/A
Pickering	314	1.2	0.8	0.9	160	2.4	1.6	2.6
Scugog	691	5.5	3.7	10.0	78	N/A	N/A	N/A
Uxbridge	475	6.4	4.3	4.6	28	N/A	N/A	N/A
Whitby	5,414	5.3	3.5	7.8	1,592	11.6	7.7	14.3
Ajax	2,726	5.0	3.3	5.3	707	>50	47.1	47.1
Clarington	4,044	8.3	5.5	9.7	0	0	0	0
Durham	**18,400**	**6.1**	**4.1**	**7.2**	**2,813**	**5.2**	**3.5**	**6.3**

Municipality	Row	A	B	C	Apart.	A	B	C
Oshawa	846	13	8.6	13.9	1,427	>50	37.6	49.2
Brock	194	N/A	N/A	48.5	35	N/A	N/A	17.5
Pickering	85	1.3	0.9	1.1	952	7.4	4.9	12.5
Scugog	0	0	0	0	0	N/A	N/A	0
Uxbridge	0	N/A	N/A	N/A	0	N/A	N/A	N/A
Whitby	3,034	11.3	7.5	16.2	1,980	30.9	20.6	>50
Ajax	524	6.6	4.4	7.3	0	0	0	0
Clarington	847	16	10.6	11.3	822	>50	>50	>50
Durham	**5,530**	**10.4**	**6.9**	**11.6**	**5,216**	**22.9**	**15.2**	**34.5**

Municipality	Total	Scenario A	Scenario B	Scenario C
Oshawa	6,842	12.1	8.1	13.7
Brock	644	30.7	20.1	23.0
Pickering	1,511	2.9	1.9	2.6
Scugog	769	6.1	4.0	9.4
Uxbridge	503	6.8	4.5	4.9
Whitby	12,020	8.0	5.4	11.8
Ajax	3,957	6.1	4.1	6.6
Clarington	5,713	6.6	4.4	7.7
Durham	**31,959**	**7.4**	**4.9**	**8.8**

N/A= It is not possible to estimate the duration of supply, as no building permits were issued for these units

Where the estimated duration of supply is greater than 50 years, ">50 "is entered in the table.

Approved Development Plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval.

APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS
Estimated Duration of Supply (Years): *Scenarios A, B, C*
Units in Draft Approved and Registered Plans and Approved Development Plans

HALTON REGION

Municipality	Singles	A	B	C	Semis	A	B	C
Oakville	41	0.0	0.0	0.0	41	0.5	0.3	0.5
Milton	1,246	14.7	9.7	25.4	776	38.8	25.9	>50
Halton Hills	1,486	3.2	2.1	4.1	36	1.3	0.9	1.8
Burlington	2,863	6.6	4.4	5.3	78	0.6	0.4	0.8
Halton	**5,636**	**2.6**	**1.7**	**3.0**	**931**	**3.6**	**2.4**	**4.8**

Municipality	Row	A	B	C	Apart.	A	B	C
Oakville	223	0.7	0.5	0.8	641	5.3	3.5	7.7
Milton	333	9.8	6.5	25.6	0	0.0	0.0	0.0
Halton Hills	667	4.8	3.2	9.3	438	19.9	13.3	17.5
Burlington	1,346	2.8	1.9	2.8	506	0.5	0.3	1.0
Halton	**2,569**	**2.7**	**1.8**	**3**	**1,585**	**1.4**	**0.9**	**2.5**

Municipality	Total	Scenario A	Scenario B	Scenario C
Oakville	946	0.6	0.4	0.7
Milton	2,355	14.3	9.5	29.8
Halton Hills	2,627	4.0	2.7	5.5
Burlington	4,793	2.4	1.6	2.9
Halton	**10,721**	**2.4**	**1.6**	**3.0**

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APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS
Estimated Duration of Supply (Years): *Scenarios A, B, C*
Units in Draft Approved and Registered Plans and Approved Development Plans

CITY OF TORONTO

Municipality	Singles	A	B	C	Semis	A	B	C
East District	469	1.9	1.3	1.3	384	7.1	4.7	3.8
West District	3	0.0	0.0	0.0	4	0.1	0.1	0.1
South District	83	0.6	0.4	0.8	243	0.8	0.6	1.4
North District	167	0.3	0.2	0.4	58	0.7	0.5	1.4
City of Toronto	**722**	**0.7**	**0.4**	**0.6**	**689**	**1.5**	**1.0**	**1.9**

Municipality	Rows	A	B	C	Apart.	A	B	C
East District	1,144	3.8	2.7	2.4	6,443	18.8	12.5	15.1
West District	241	1.4	0.9	0.9	564	1.8	1.2	2.8
South District	385	48.1	32.1	4.1	11,075	7.3	4.9	6.5
North District	373	1.2	0.8	1.5	7,823	12.6	8.4	8.6
City of Toronto	**2,143**	**2.7**	**1.9**	**2.0**	**25,905**	**9.3**	**6.2**	**8.0**

Municipality	Total	Scenario A	Scenario B	Scenario C
East District.	8,440	9.0	6.1	6.2
West District	812	1.3	0.9	1.2
South District	11,786	6.0	4.0	5.7
North District	8,421	5.3	3.5	5.0
City of Toronto	**29,459**	**5.7**	**3.8**	**5.1**

Note: **East District** includes old municipalities of East York and Scarborough
West District includes old municipalities of Etobicoke and York
North District includes old municipality of North York
South District includes old municipality of Toronto

N/A= It is not possible to estimate the duration of supply, as no building permits were issued for these units

Where the estimated duration of supply is greater than 50 years, ">50 "is entered in the table.
Approved Development Plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval.

APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS
Estimated Duration of Supply (Years): *Scenarios A, B, C*
Units in Draft Approved and Registered Plans and Approved Development Plans

PEEL REGION

Municipality	Singles	A	B	C	Semis	A	B	C
Mississauga	5,934	3.4	2.3	3.1	3,713	2.3	1.5	3.5
Caledon	2,065	4.3	2.9	4.3	385	2.2	1.4	3.9
Brampton	9,759	4	2.7	5.3	1,894	3.2	2.1	2.4
Peel	**17,758**	**3.8**	**2.5**	**4.2**	**5,992**	**2.5**	**1.7**	**3.1**

Municipality	Row	A	B	C	Apart.	A	B	C
Mississauga	5,649	5.7	3.8	5.5	18,985	32.5	21.6	42.3
Caledon	155	2.7	1.8	2.0	486	>50	>50	N/A
Brampton	1,304	2.0	1.3	2.5	1,131	12.7	8.4	19.5
Peel	**7,108**	**4.1**	**2.8**	**4.4**	**20,602**	**30.6**	**20.3**	**40.6**

Municipality	Total	Scenario A	Scenario B	Scenario C
Mississauga	34,281	6.9	4.6	7.7
Caledon	3,091	4.3	2.9	4.7
Brampton	14,088	3.7	2.5	4.4
Peel	**51,460**	**5.4**	**3.6**	**6.2**

N/A= It is not possible to estimate the duration of supply, as no building permits were issued for these units

Where the estimated duration of supply is greater than 50 years, ">50 "is entered in the table.Approved Development Plans include lots in draft approved and registered plans of subdivision and lots in other development plans that are either fully approved or are proceeding through site plan approval.

APPENDIX III : LOTS IN APPROVED DEVELOPMENT PLANS

Estimated Duration of Supply (Years): *Scenarios A, B, C,*
Units in Draft Approved and Registered Plans and Approved Development Plans

YORK REGION

Municipality	Singles	A	B	C	Semis	A	B	C
Aurora	725	10.8	7.2	5.1	100	2.6	1.8	1.1
Markham	9,778	5.0	3.3	7.0	2,351	7.4	5	8.7
East Gwillimbury	2,404	45.4	30.1	25.8	112	N/A	N/A	N/A
Georgina	1,319	4.5	3.0	4.9	134	7.4	5	16.8
King	256	3.2	1.9	4.2	12	2.4	1.5	4
Newmarket	1,744	6.3	4.2	5.1	830	28.6	18.9	11.9
Richmond Hill	5,808	3.6	2.4	4.5	613	2.8	1.9	4.1
Vaughan	3,451	1.0	0.7	1.5	1,690	1.6	1.1	2.9
Whitchurch-Stoufville	1,114	8.3	5.5	7.8	0	N/A	N/A	N/A
York	**26,599**	**3.4**	**2.3**	**4.4**	**5,842**	**3.5**	**2.3**	**4.9**

Municipality	Row	A	B	C	Apart.	A	B	C
Aurora	384	3.5	2.3	2.4	0	0.0	0.0	0.0
Markham	2,567	3.3	2.2	3.9	2,197	12.8	8.5	19.6
East Gwillimbury	648	N/A	N/A	N/A	80	N/A	N/A	N/A
Georgina	250	2.3	1.5	4.5	54	N/A	N/A	>50
King	29	N/A	N/A	N/A	0	N/A	N/A	N/A
Newmarket	1,299	21.0	14.0	15.7	832	>50	41.6	>50
Richmond Hill	2,079	3.3	2.2	3.6	2,297	7.2	4.8	17.9
Vaughan	1,899	2.1	1.4	3.3	239	0.6	0.4	0.9
Whitchurch-Stoufville	0	0.0	0.0	0.0	0	0.0	0.0	0.0
York	**9,155**	**3.5**	**2.3**	**4.3**	**5,699**	**6.2**	**4.1**	**10.8**

Municipality	Total	Scenario A	Scenario B	Scenario C
Aurora	1,209	5.5	3.7	3.0
Markham	16,893	5.2	3.5	6.9
East Gwillimbury	3,244	61.2	40.6	34.9
Georgina	1,757	4.2	2.8	5.3
King	297	3.5	2.1	4.6
Newmarket	4,705	12.4	8.2	9.4
Richmond Hill	10,797	3.9	2.6	5.0
Vaughan	7,279	1.3	0.9	1.9
Whitchurch	1,114	7.1	4.7	7.0
York	**47,295**	**3.6**	**2.4**	**4.8**

APPENDIX IV: ADDITIONAL SUPPLY

Additional Supply: Units Waiting For Final OPA and/or Draft Approval

Greater Toronto Area

Municipality	Singles	Semis	Rows	Apartments
Durham	4,800	1,153	1,807	848
Halton	11,147	1,202	3,259	2,535
City of Toronto	3,170	392	1,310	12,094
Peel	9,918	2,767	5,324	9,282
York	25,339	2,271	4,665	4,116
GTA	**54,374**	**7,785**	**16,365**	**28,876**

Durham Region

Municipality	Singles	Semis	Rows	Apart
Oshawa	614	0	189	434
Brock	92	64	60	0
Pickering	146	246	186	102
Scugog	89	0	0	60
Uxbridge	598	28	257	157
Whitby	539	60	377	0
Ajax	2,194	755	497	46
Clarington	528	0	241	49
Durham	**4,800**	**1,153**	**1,807**	**848**

Halton Region

Municipality	Singles	Semis	Rows	Apart
Oakville	4,529	646	1,599	866
Milton	3,076	462	344	675
Halton Hills	2,843	12	406	390
Burlington	699	82	910	604
Halton	**11,147**	**1,202**	**3,259**	**2,535**

Note: Includes units in plans which have received council adopted Official Plan Amendments and plans seeking zoning approvals and/or draft plan approvals.

APPENDIX IV: ADDITIONAL SUPPLY

Additional Supply: Units Waiting For Final OPA, Rezoning or Draft Approval

City of Toronto

Municipality	Singles	Semis	Rows	Apart
East District	1,878	284	659	2,276
West District	0	6	27	1,143
South District	47	0	552	7,440
North District	1,245	102	72	1,235
City of Toronto	**3,170**	**392**	**1,310**	**12,094**

Peel Region

Municipality	Singles	Semis	Rows	Apart
Mississauga	2,648	1,277	4,150	8,651
Caledon	805	56	112	0
Brampton	6,465	1,434	1,062	631
Peel	**9,918**	**2,767**	**5,324**	**9,282**

York Region

Municipality	Singles	Semis	Rows	Apart
Aurora	5,017	0	200	121
Markham	3,459	1,235	2,463	3,326
East Gwillimbury	868	339	102	90
Georgina	4,812	302	464	230
King	66	0	5	65
Newmarket	855	76	208	128
Richmond Hill	1,012	17	859	156
Vaughan*	1,155	302	284	0
Whichurch-Stoufville	8,095	0	80	0
York	**25,339**	**2,271**	**4,665**	**4,116**

Note: Includes units in plans which have received council adopted Official Plan Amendments and plans seeking zoning approvals and/or draft plan approvals.

APPENDIX V: NEW DEVELOPMENT VERSUS REDEVELOPMENT
Lots in Draft Approved Development Plans and Additional Supply

GREATER TORONTO AREA

Total Number of Development Applications

Region	Total	New	Redev.
Durham	356	313	43
Halton	272	193	79
City of Toronto	338	46	292
Peel	923	923	0
York	577	512	65
GTA	**2,466**	**1,987**	**479**

Total Units in New Development Applications

Region	Singles	Semis	Rows	Apartment	Total
Durham	22,884	3,918	7,144	5,582	39,528
Halton	13,564	1,938	5,410	3,552	24,464
City of Toronto	0	78	25	3,846	3,949
Peel	27,676	8,759	12,432	29,884	78,751
York	44,975	8,060	13,336	9,500	75,871
GTA	**109,099**	**22,753**	**38,347**	**52,364**	**222,563**

Total Units in Redevelopment Applications

Region	Singles	Semis	Rows	Apartment	Total
Durham	316	20	221	482	1,039
Halton	2,232	865	1,046	405	4,548
City of Toronto	3,892	1,003	3,428	23,257	31,580
Peel	0	0	0	0	0
York	886	105	404	315	1,710
GTA	**7,326**	**1,993**	**5,099**	**24,459**	**38,877**

Note: New Development occurs on lands not previously developed of where the use has been predominantly no-urban. Redevelopment occurs where the development application applies to a parcel of land which is currently or was previously used for urban purposes.